

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2024-00010337

As

Recorded On: 07/29/2024 12:56 PM **Recordings - Land**

Parties: HILLCREST SHORES OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 29.00

File Information:

Document Number: 2024-00010337

Receipt Number: 2024-12338

Recorded Date/Time: 07/29/2024 12:56 PM

Recorded By: Sonia Gonzalez

*******DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in black ink, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

HILLCREST SHORES OWNERS
10242 S STATE HWY 34

SCURRY, TX 75158



Property Owner's Association Management Certificate

Name of subdivision

Hillcrest Shores

Name of Association

Hillcrest Shores Owners Association

Assessments and late fees

Yearly Assessments are 72.00 per lot owned. Partial lots owned are the fractional equal of such said portion of lot owned. So, if a ½ lot plus a whole lot is owned the Assessment fee would be 72.00 plus 36.00. The property owner must own a whole lot to own a fractional/partial lot

Assessment payment late fees are 25.00 PER MONTH for nonpayment of Assessment fees after a 30-day grace period.

Assessment fees are due by June 30th of each year and are considered late on July 30th of each year

Recording Data of the Declaration

Restrictions and Bylaws can be found on the association website at Hillcrestshorespoa.wixsite.com/website and are filed at the Henderson County Clerk's office, Henderson County Courthouse. Volume 915, page 330

Name and Mailing address, and Email address (general email)

Hillcrest Shores Owners Association

PO Box 1344

Mabank, Texas 75147

Hillcrestshorespoa_mabank-tx@yahoo.com

Attn: Don DeChant, President

Kathy Daniels, Treasurer

Website Address and Phone Number

Hillcrestshorespoa.wixsite.com/website

430-207-4908 (answering machine only)

Transfer Fees

A transfer fee for the preparation of the Resale Certificate and or the transfer of ownership in the amount of \$75.00 is payable to:

Hillcrest Shores Owners Association

PO Box 1344

Mabank, Texas 75147

Property Owner's Association Management Certificate

Fines

A list of fines and amounts for noncompliance can be found in the recorded documents at the Henderson County Courthouse, Records office

Other Information

The association does not retain the services of a professional manager, information about the community can be found on the website or you may email the POA website and or call the POA phone number at 430-207-4908 and leave a message in the voice mail box for a return call. Prospective purchasers are advised to independently examine the Declaration, Bylaws and other Dedicatory instruments of the association and by performing a comprehensive physical examination of the lot/home prior to purchase

In witness whereof, I have unto signed my name as President of said Association this 29th day of July, 2024

Don DeChant

Date July 29, 2024

Don DeChant

Hillcrest Shores POA, President

The State of Texas;

County of Henderson;

Before Me, a notary Public in the State of Texas on this day personally appeared DON DECHANT

Known to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledge to me that the same purposes and considerations therein expressed, and in the capacity therein stated

Given under my hand and seal of office this 29 day of July, 2024

Judith M. DeChant

Notary Public, State of Texas

