



MANAGEMENT CERTIFICATE

PELICAN BAY PROPERTY OWNERS' ASSOCIATION, INC.

41 Pelican Way
Winnsboro TX 75494

The undersigned, being an Officer of PELICAN BAY PROPERTY OWNERS' ASSOCIATION, INC., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision development is Pelican Bay (the "Subdivision Development").
2. The name of the Association is PELICAN BAY PROPERTY OWNERS' ASSOCIATION, INC. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Pelican Bay Subdivision Unit 1, a subdivision of record in Franklin County, Texas, according to the map and plat thereof, recorded at Volume H, Page 205, Plat Records of Franklin County, Texas, along with any amendments, supplements or repats thereof.

Owner's Certificate and Declaration of Plat for Pelican Bay Subdivision Unit 1, recorded at Volume H, Page 206, Official Public Records of Franklin County, Texas.

Pelican Bay Subdivision Unit 2, a subdivision of record in Franklin County, Texas, according to the map and plat thereof, recorded at Volume H, Page 214, Plat Records of Franklin County, Texas, along with any amendments, supplements Or replats thereof.

Owner's Certificate and Declaration of Plat for Pelican Bay Subdivision Unit 2, recorded at Volume H, Page 215, Official Public Records of Franklin County, Texas.

4. The recording data for the Declarations applicable to the Subdivision Development are as follows:

Declaration of Covenants, Conditions, and Restrictions for Pelican Bay (Unit 1), recorded at Volume H, Page 208, Official Public Records of Franklin County, Texas.

Amendments to the Declaration of Covenants, Conditions, and Restrictions for Pelican Bay, Franklin County, Texas recorded at Volume H, Pages 208-213 having been duly approved by vote (277-13) of membership on January 25, 2014, Are recorded at Volume 293, Page 107, Official Public Records of Franklin County, Texas.

Declaration of Covenants, Conditions and Restrictions for Pelican Bay (Unit 2), recorded at Volume H, Page 217, Official Public Records of Franklin County, Texas.

Indenture of Trust for Recreational Assets of Homeowner's Association of Pelican Bay and Defining Restrictions Governing Lots Therein, recorded at Volume 179, Page 115, Official Public Records of Franklin County, Texas.

Amendments to the Indenture of Trust for Recreational Assets of Homeowner's Association of Pelican Bay and Defining Restrictions Governing Lots Therein recorded in Volume 179, Pages 115-120 having been duly approved by vote (276-14) of the membership of January 25, 2014, recorded at Volume 293, Page 110, Official Public Records of Franklin County, Texas.

5. The recording data for the Bylaws applicable to the Subdivision Development is as follows:

2026 Revised and Restated Bylaws for Pelican Bay Property Owner's Association, Inc., recorded as Document Number 178491, in the Official Public Records of Franklin County, Texas.

6. The recording data for the Policies applicable to the Subdivision Development are as follows:

Payment Plan Guidelines Policy and Application of Payments Schedule, recorded in Volume 444, Page 116 in the Official Public Records of Franklin County, Texas.

Records Production and Copying Policy, recorded in Volume 444, Page 111 in the Official Public Records of Franklin County, Texas.

Document Retention Policy, recorded in Volume 444, Page 109 in the Official Public Records of Franklin County, Texas.

Covenant Enforcement and Fining Policy, recorded as Document Number 175845 in the Official Public Records of Franklin County, Texas.

Dangerous and Aggressive Animal Policy, recorded as Document Number 178489 in the Official Public Records of Franklin County, Texas.

Harassment Policy, recorded as Document 178490 in the Official Public Records of Franklin County, Texas.

7. The name and mailing address of the Association:

**Pelican Bay Property Owners' Association, Inc.
41 Pelican Way
Winnsboro TX 75494**

8. The name, mailing address, telephone number and email address of the Association's managing agent:

**Chase Lykins
4960 Hwy 37 S
Winnsboro TX 75494
903-305-1709
chaselykins@gmail.com**

9. The website address of the Association is: poapelicanbay.wixsite.com/website.

10. The email address of the Association is: POA.PelicanBay@gmail.com.

11. The Association charges the following fee to transfer property in the Subdivision Development:
Resale Certificate Fee: \$100.00

This Management Certificate is effective as of the 20th day of April, 2026.

PELICAN BAY PROPERTY OWNERS' ASSOCIATION, INC.

Linda M. Christianson
BY: Linda M. Christianson
ITS: Secretary

STATE OF TEXAS §
COUNTY OF Franklin §

This instrument was acknowledged before me on the 20th day of April, 2026, by Linda M. Christianson, the Secretary of Pelican Bay Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Kimberly Castanon
Notary Public, State of Texas

My Commission Expires: 01-15-2030

