

VG-1788-2024-2615

Matagorda
County
Stephanie Wurtz
Matagorda County
Clerk

***** 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.

File Information:

Document Number: 2615
Receipt Number: 20240529000018
Recorded Date/Time: May 29, 2024 01:42 PM
User: Mabel B
Station: Mabel Bryant
Number of Pages: 3

Record and Return To:

CEDAR LAKE PROPERTY OWNER'S ASSOCIATION
P.O. BOX 287

CEDAR LANE TX 77415



STATE OF TEXAS
COUNTY OF MATAGORDA

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Matagorda County, Texas.

Stephanie Wurtz
Matagorda County Clerk
Matagorda County, TX

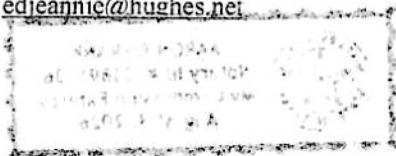
Stephanie Wurtz

Cedar Lake Property Owners Association, Inc.
Management Certificate

The State of Texas \$
 \$
County of Matagorda \$

Cedar Lake Property Owner's Association, INC., a Texas Non-Profit Corporation and Property Owner's Association, hereby files this Management Certificate, as defined by Chapter 209, Texas Property Code. In compliance with the provisions of Section 209.004 of the Texas Property Code, the Association submits the following information which supersedes any information in any previous Management Certificate.

- 1) Name of the subdivision: Cedar Lake Acres Subdivision
- 2) Name of Association: Cedar Lake Property Owner's Association, Inc.
- 3) Records Pertaining to the formation of the subdivision are recorded in the Matagorda County Clerk's Office as follows:
 - a) Plat of the Property recorded in Vol. 131, Page 648 and Vol. 131, Page 679 of the real property records of Matagorda County, Texas. The Dedicatory Certificate of *Cedar Lake Acres Subdivision* is filed in the Matagorda County Clerk's office under plat file number 384-A. The Plat and any replat of or amendment to the Plat made in accordance with this Declaration.
- 4) Recording data of declaration of Restrictive Covenants, amendments to the restrictive covenants, granting of easement are filed in the deed records and/or official records of the Matagorda County Clerk's office as follows*:
 - a) Declaration of Restrictive Covenants of the Cedar Lake Acres Subdivision filed under Real Property Record, Instrument 096082 Date 10/06/2009.
 - b) Road/Easement use conveyance with reservation of rights filed as Official Record Document Number 2016-3242 Date 06/21/2016.
 - c) Amendment to Restrictive Covenant filed as Real Property Recordings, Document Description- Misc. Number 7718 Date 11/10/2022.
 - d) Reformat and ambiguity correction of amended Restrictive Covenant. Under General Provisions, item 10 was added for *Conveyance Surveying* requirement of finding iron rods of boundary. Filed under- Real Property Records, Description- Misc., Number 2609. Date 05/28/2024.
- 5) Name and mailing address of the Association
Cedar Lake Property Owner's Association, Inc.
% Edward Chlapowski
P.O. Box 287
Cedar Lane, TX 77415
- 6) Name, mailing address, Phone number, and email for designated representative
Cedar Lake Property owners Association
% Edward Chlapowski
P.O. Box 287
Cedar Lane, TX 77415
Phone (979) 236-9637
email: edjeannie@hughes.net



- 7) No website as Lot Count is less than 60. Information can be found on Texas Real Estate Commission website for Matagorda County.
- 8) Fees Charged by the association related to property transfer.
- | | |
|--|-------|
| Resale Certificate | \$375 |
| Resale Certificate Update | \$75 |
| Rush fees to expedite Resale Certificate delivery in advance of 10 day requirement: | |
| 1 business day: \$350/ 3 Business days: \$250/ 5 business days: \$150/ 7 days: \$100 | |
| Transfer | \$0 |

This management certificate is filed of record in Matagorda County, Texas by a board member of the Cedar Lake Property Owners Association, Inc. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

Executed on the 29 Day of May, 2024.

Cedar Lake Property Owner's Association, INC.

BY: Edward Chlapowski
Printed Name EDWARD CHLAPOWSKI
President of Cedar Lake Property Owner's Association, INC

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

STATE OF TEXAS \$

COUNTY OF MATAGORDA \$

Signed before me on this the 29th day of May, 2024, by Edward William Chlapowski
the President of Cedar Lake Property Owner's Association, INC.

Aaron R Frank
Notary Republic for State of Texas

After Recording Return to:
CLPOA % Edward Chlapowski
PO Box 287
Cedar Lane, TX 77415

