

**Fisherman's Paradise Property Owners Association
Management Certificate**

THE PUBLIC IS TO TAKE NOTICE that in compliance with Tex. Prop. Code 209.004, the Fisherman's Paradise Property Owners Association files the following current Management Certificate and notifies the public of the following information:

Name of Subdivision: Fisherman's Paradise

Name of Association: Fisherman's Paradise Property Owners Association

Recording Data for the Subdivision: Volume 399, Page 524, Johnson County Property Records

Recording Data for the Declaration and Amendments:

- a. Original Declaration April 21, 1983 as recorded at Volume 937 Page 1589
- b. Updated, Restated Declaration November 19, 2013 Document #2013-27847

Name and Mailing Address of the Association:

Fisherman's Paradise Property Owners Association
9014 Old Wagon Trail
Rio Vista, TX 76093

Name, Mailing Address, Phone Number, and Email Address of the Registered Agent:

Karen Eschliman, FPPOA Treasurer
9014 Old Wagon Trail
Rio Vista, TX 76093
512-517-7363
karenechols@att.net

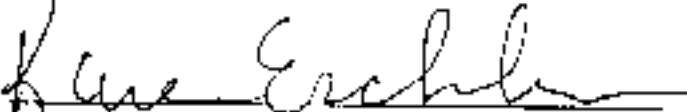
Website: Fishermansparadisepoa.com

Amount and description of fees charge and related to property transfers:

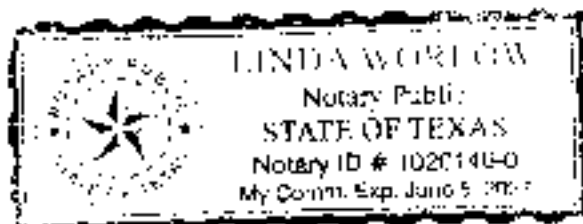
Resale Certificates \$0

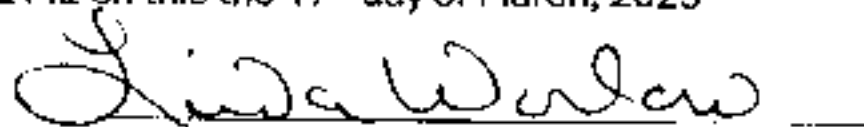
Transfer Fee \$0

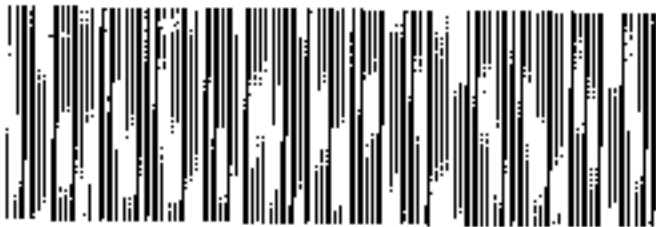
Filed this the 17th day of March, 2025 by Karen Eschliman, Fisherman's Paradise Property Owners Association Treasurer.


Karen Eschliman

SUBSCRIBED AND SWORN TO BEFORE ME on this the 17th day of March, 2025
by Karen Eschliman.




Notary Public, State of Texas
Commission Expires: 06/05/27
Printed Name: Linda Worlow



VG-105-2025-7142

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2025 - 7142

Real Property Recordings

Recorded On: March 17, 2025 10:14 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$25.00

***** 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: 2025 - 7142
Receipt Number: 20250317000058
Recorded Date/Time: March 17, 2025 10:14 AM
User: Amanda T

Record and Return To:

FPPOA
9014 OLD WAGON TRAIL

Station: ocl83

RIO VISTA TX 76093



STATE OF TEXAS
Johnson County

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 Johnson County, Texas

April Long
Johnson County Clerk
Johnson County, TX

April Long