

MANAGEMENT CERTIFICATE (2023)

*This Management Certificate is filed pursuant to Texas Property Code
Chapter 209 Texas Residential Property Owners Protection Act*

The name of the subdivision is **Loon Bay Subdivision of Cedar Creek Lake**

The Name of the association is **Loon Bay Property Owner's Association, Inc.**

The declarations, restrictions, covenants and/or by-laws are recorded:

1 Loon Bay Subdivision, an addition to the city of Gun Barrel City, Henderson County, TX, according to the plat map thereof filed the 17th day of October 1966 as map B88&87 of the plat records of Henderson County.

2 Restrictive Covenants. Loon Bay Subdivision of Cedar Creek Lake approved by the Commissioners Court of Henderson County, Texas the 25th day of October 1966 and filed for record on the same date in Volume 5 Page 11 in the Real Property Records of Henderson County, Texas.

3 Declaration of Restrictive Covenants. Loon Bay Property Owner's Association, Inc. Property Restrictions dated the 28th day of August 1999 and filed for record on December 29, 1999 in Volume 1963 page 897 in the Real Property Records of Henderson County, Texas.

4 By-Laws. Loon Bay Property Owner's Association, Inc. dated the 24th day of August 2019, and filed for record on September 23rd, 2019, Document Number: 2019-00013399, in the Land Records of Henderson County, Texas.

5 The name and mailing address: Loon Bay Property Owner's Association, Inc., P. O. Box 2575, Mabank, TX 75147.

6 The Loon Bay POA Website: www.loonbaypoa.com and governing documents of the association are available on that website.

7 The manager/agent for the association is: LaToya Harris, 405 E. Kaufman St., Mabank, TX 75147 or Richard Siemens, President, or such other President of the Association elected or appointed to replace him, or Board of Directors, P. O. Box 2575, Mabank, TX 75147. Phone Number: (903) 287-6205, Email, LoonBayTreasurer@gmail.com.

8 Fees charged for property transfers: Resale Certificate (Transfer Fee, Document Preparation, etc) \$300.00

This Management Certificate (2023) is effective upon filing and as established by Texas law

Loon Bay Property Owner's Association, Inc.,
A Texas nonprofit corporation


By: Richard Siemens: President

Acknowledged before me on the 23 day of January, 2023


Notary Public State of Texas

