

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
AMENDED CAPE CARANCAHUA PROPERTY
OWNERS' ASSOCIATION**

STATE OF TEXAS

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COUNTY OF JACKSON

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1. Name of Subdivision: Cape Carancahua Subdivision
2. Name of Homeowners Association: Cape Carancahua Property Owners' Association
3. Recording Data for Subdivision: Slide 66-B & 67-A (Section I), Slide 67-B & 68- A (Section II), Slide 68-B & 69-A (Section III), Slide 70-A (Section IV), Slide 69-B (Section V) and Slide 165A (Business Park) of the Map and Plat Records of the County Clerk of Jackson County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: Cape Carancahua Property Owners' Association, 2903 West Bayshore Drive, Palacios, Texas 77465
6. Contact information for the Association is: Telephone No. (361) 972-5425; Email capecarancahua@yahoo.com and Website; www.capecarancahuatexas.com
7. The association's designated representative is: Robert Johs
8. Property transfer fee and resale certificate in the Subdivision: \$250.00 transfer, \$75 certificate
8. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: Bylaws and governing documents are filed of record with the Jackson County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Cape Carancahua Subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase.



Cape Carancahua Property Owners' Association

By: 

Robert Johs, President

THE STATE OF TEXAS

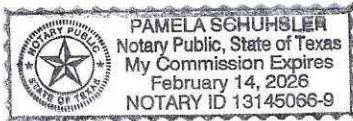
§ COUNTY OF JACKSON

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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Robert Johs, President, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that she is the President of Cape Carancahua Property Owners' Association, and that by authority duly given and as the act of Cape Carancahua Property Owners' Association executed the instrument for the purposes and considerations therein expressed.

Given under my hand and seal of office on this the 20 day of JANUARY, 2025





Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Cape Carancahua Property Owners' Association
2903 West Bayshore Drive
Palacios, Texas 77465

EXHIBIT "A"

Cape Carancahua, a subdivision located in Jackson County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Cape Carancahua Property Owners' Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Jackson County, Texas, as follows:

| DATE RECORDED | CLERK'S FILE NO. | DOCUMENT |
|-------------------|-----------------------------|---|
| November 16, 1983 | Volume 636, Page 319 | Bylaws Amendment |
| February 1, 1984 | Volume 639, Page 987 | Cape Carancahua Bylaws |
| February 23, 1984 | Volume 640, Page 1061 | Bylaws Amendment |
| July 26, 1984 | Volume 649, Page 208 | Bylaws Amendment |
| March 13, 1985 | Volume 662, Page 488-492 | Business Park Restrictions, Conditions and Covenants |
| January 21, 1987 | Volume 687, Page 790 | Bylaws of Cape Carancahua Property Owners Association |
| May 12, 1988 | Volume 116, Page 859 | Bylaws Amendment |
| June 1, 1988 | Volume 707, Page 741 | Bylaws Amendment |
| November 10, 1994 | Volume 44, Page 672 | Certificate of Corporate Resolution to waive Deed Restriction 5.04 specifically for Lots 1402 and 1403. |
| May 8, 1995 | Volume 54, Page 885-887 | Amendment to Restrictions, Conditions and covenants of Cape Carancahua Subdivision Business Park |
| April 28, 2005 | V.259, Page 762 | Bylaws Amendment |
| March 13, 2008 | V.327, Page 395 | Bylaws Amendment |
| March 13, 2008 | V.327, Page 397 | Bylaws Amendment |
| March 13, 2008 | V.327, Page 399 | Bylaws Amendment |

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| March 13, 2008 | V.327, Page 401 | Bylaws Amendment |
| March 13, 2008 | V.327, Page 403 | Bylaws Amendment |
| March 13, 2008 | V.327, Page 406 | Bylaws Amendment |
| March 13, 2008 | V.327, Page 408 | Bylaws Amendment |
| March 13, 2008 | V.327, Page 411 | Bylaws Amendment |
| April 24, 2009 | O.R.351, P. 799 | Resolution to rescind two resolutions to Govern the Storage of Boats |
| May 12, 2009 | O.R. 353, P. 313 | Resolution to rescind garage guidelines of Jan. 13, 1999 |
| May 12, 2009 | O.R. 353, P. 315 | Resolution to rescind collection policy resolution |
| January 6, 2012 | O.R.407, P. 329 | Restrictions, Conditions and Covenants |
| January 6, 2012 | O.R.407, P. 339 | Cape Carancahua Policies |
| May 14, 2012 | O.R. 415, Page 638 | Special Assessment Policy to record charges for damage to Association property or equipment, facility use, mowing, non-compliance, office services, building permits, unlicensed vehicle permits, RV permits, gate access, and swimming pool access |
| October 15, 2012 | 2012-86039 | Resolution Of The Board Of Directors Of The Cape Carancahua Property Owners' Association, Inc. Regarding Payment Plan Policy |
| October 15, 2012 | 2012-86038 | Resolution Of The Board Of Directors Of The Cape Carancahua Property Owners' Association, Inc. Regarding Records Production And Copying Policy |
| October 15, 2012 | 2012-86037 | Resolution Of The Board Of Directors Of The Cape Carancahua Property Owners' Association, Inc. Regarding Records Retention Policy |
| October 15, 2012 | 2012-86036 | Architectural Guidelines |

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| October 15, 2012 | 2012-86035 | Construction Permit Policy, Drainage Ditch Use Policy, Emergency Call-Out Policy, Fees And Charges, Open Fire Policy, Gate Access Policy - Front Gate, Gate Policy - Construction Gate, Gate Policy - Non-Resident Entry, Gate Policy - Gate Damage, Mowing Policy, Non-Compliance Fee Policy, Pet Policy, Pool Policy - Private Residential Pools, Pool Policy - CCPOA Swimming Pools, Rental Policy, Recreational Vehicle Policy, Storm Shutter Policy, Transfer Of Property |
| | | Policy, Unlicensed Vehicle Policy, And Special Assessment Policy for the Cape Carancahua Property Owners' Association, Inc. |
| April 16, 2013 | 2013-01030 | Bylaws of Cape Carancahua Property Owners Assn. |
| April 16, 2013 | 2013-01031 | Construction Permit Policy, Drainage Ditch Use Policy, Emergency Call-Out Policy, Fees And Charges, Open Fire Policy, Gate Access Policy - Front Gate, Gate Policy - Construction Gate, Gate Policy - Non-Resident Entry, Gate Policy - Gate Damage, Mowing Policy, Non-Compliance Fee Policy, Pet Policy, Pool Policy - Private Residential Pools, Pool Policy - CCPOA Swimming Pools, Postal Service receptacle Policy, Rental Policy, Recreational Vehicle Policy, Storm Shutter Policy, Transfer Of Property Policy, Unlicensed Vehicle Policy, And Special Assessment Policy for the Cape Carancahua Property Owners' Association, Inc. |
| April 16, 2013 | 2013-01032 | Architectural Guidelines |
| January 21, 2014 | 2014-00140 | Amended Guidelines for Manufactured Homes |
| March 24, 2014 | 2014-00633 | Procedure to Acquire a Permit |
| June 30, 2014 | 2014-01534 | Architectural Guideline for Garages and Carports |
| September 3, 2015 | 2015-02361 | Architectural Guidelines, amended |
| July 26, 2019 | 2019-01848 Volume 585, Page 626 | Motorized Vehicle Policy (Amended July 10, 2019); Pool Policy (Revised May 19, 2019); Construction Policy, Building Permit Fee Schedule, Schedule of Fees, and Gate Access Policy (Revised July 10, 2019) |
| August 27, 2020 | 2020-02516 Volume 612, Page 837 | Compilation of the original Restrictions, Conditions, and Covenants of Cape Carancahua Subdivision filed January 6, 2012 in Book 407, Pages 323, 330-338 |
| March 8, 2021 | 2021-00740 Volume 628, Page 19 | Procedure to Acquire a Permit (Effective February 25, 2021) |

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| July 3, 2023 | 2023-01672 | Compilation of all policies adopted by Cape Carancahua Subdivision on June 21, 2023 |
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