

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2024-00015477

As

Recorded On: 10/31/2024 02:05 PM Recordings - Land

Parties: CLEARVIEW POINT PROPERTY OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 29.00

File Information:

Document Number: 2024-00015477

Receipt Number: 2024-18238

Recorded Date/Time: 10/31/2024 02:05 PM

Recorded By: Gina Button

*****DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

CLEARVIEW POINT PROPERTY OWNERS
21897 SOUTH SHORE DR

CHANDLER, TX 75758



PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
OF
CLEARVIEW POINT PROPERTY OWNERS ASSOCIATION

The undersigned, being an officer of Clearview Point Property Owners Association, Inc., a Henderson County Texas non-profit unincorporated entity, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The Name of the Subdivision: Clearview Point

2. The Name of the Association: Clearview Point Property Owners Association

3. The Recording Data for: Clearview Point, a suburban addition located in Henderson County, Texas, according to the map or plats recorded by the J. H. Branch Survey, Abstract Number 128, and filed in Volume 6, page 79 in the Official Public Records of Henderson County, Texas, as follows: All of the Lots in the Plat filed as Clearview Point and located in Cabinet C, slide 71.

4. The Recording Data for the Declaration: That certain Declaration of Restrictive Covenants for the property owners of Clearview Point, dated 8 December 1969, recorded in volume 642, pages 477-483, and as amended by Amendment to Restrictive Covenants on Clearview Point, dated 29 June 1973, recorded in volume 708, pages 360-361, and as amended by Amendment to Restrictive Covenants on Clearview Point, dated 3 October 2005, recorded in Volume 2584, pages 316-317, and as additionally amended by Amendment to Restrictive Covenants on Clearview Point, dated 11 December 2014, recorded as Document Number 2014-00016332 (2 pages), in the Official Records of Henderson County, Texas.

5. The Name and Mailing Address of the Association:

Clearview Point Property Owners Association
C/O Linda Moran (POA Secretary/Treasurer)
21897 South Shore Dr., Chandler, TX 75758

6. The Mailing Address of the Persons Managing the Association:

Randall Feger (POA President)
21899 S Shore Dr., Chandler, TX 75758

Michael Moss (POA Vice President)
21788 South Shore Dr., Chandler, Tx 75758

7. Resale certificates: Resale certificates may be requested by contacting the current Secretary/Treasurer or President as listed above.

8. Signature page follows:

This Certificate is effective as of 30 October 2024.

Clearview Point Property Owners Association

By: Randall Feger

Name: Randall Feger

Title: Clearview Point POA President

THE STATE OF TEXAS

COUNTY OF HENDERSON

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This instrument was acknowledged before me on 30th October 2024, by Randall Feger, the President of Clearview Point Property Owners Association, on behalf of said association.

Krista Winn

Notary Public Signature

AFTER RECORDING IN THE OFFICIAL PUBLIC RECORDS OF HENDERSON COUNTY, TEXAS AND INDEXING AS "PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE OF CLEARVIEW POINT", RETURN TO:

Linda Moran
Clearview Point POA Secretary/Treasurer
21897 South Shore Dr.
Chandler, Tx 75758