

**Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751**

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**Instrument Number: 2022-00008751**

**As**

**Recorded On: 05/09/2022 03:14 PM Recordings - Land**

**Parties: SANCTUARY AT CEDAR CREEK INC**

**To: PUBLIC**

**Number of Pages: 4 Pages**

**Comment:**

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(Parties listed above are for Clerks reference only)

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

**Total Recording: 34.00**

**File Information:**

Document Number: 2022-00008751

Receipt Number: 2022-09269

Recorded Date/Time: 05/09/2022 03:14 PM

Recorded By: Janice Hankins

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**\*\*\*\*\*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

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**Record and Return To:**

W C CHIP PERRYMAN III  
100 E CORSICANA STREET  
SUITE 200  
ATHENS, TX 75751



## MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209,004 of the Texas Property Code. This amends all prior Management Certificates for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of August 1, 2020, by The **Sanctuary at Cedar Creek, Inc.**, a Texas non-profit corporation (the "Association").

### W I T N E S S E T H:

WHEREAS, the Declarant for the Association has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Sanctuary at Cedar Creek Lake filed of record on September 2, 2020 (the "Declaration") and recorded at Instrument #2020-00013292 in the Real Property Records of Henderson County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit The Sanctuary at Cedar Creek Lake.

WHEREAS, the Association was duly formed on February 24, 2006, as The Sanctuary at Cedar Creek, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is The Sanctuary at Cedar Creek Lake.
2. Name of the Association. The name of the Association is The Sanctuary at Cedar Creek, Inc. and is located at Henderson County, Texas. The mailing address for the Association is:

4311 W. Lovers Lane  
Suite 200  
Dallas, TX 75209

3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Henderson County Clerk's office.

4. Recording Data for the Declaration. The Declaration for the Association was filed on or about September 2, 2020 (the "Declaration") recorded at Instrument #2020-00013292 in the Real Property Records of Henderson County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:  
  
W.C. "Chip" Perryman, III  
100 East Corsicana Street, Suite 200  
Athens, Texas 75751
6. Manager of the Association. The telephone number for the manager of the Association is 903-675-5633 and the email address for the manager of the Association is Chip.Perryman@Gmail.com.
7. Website for the Association. The website for the Association is:  
<https://www.sanctuaryatcedarcreeklake.com/>
8. Resale Certificates. Resale Certificates may be requested by contacting the Managing Agent. The Resale Certificate Fee is \$350 and shall be payable to the Association. The Transfer Fee is \$250 and shall be payable to the Association.

\*Please Note: Supplementary documents may be requested for an additional fee through the Managing Agent.

[Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

The Sanctuary at Cedar Creek Lake, Inc., a Texas non-profit corporation

By: 

W.C. "Chip" Perryman, III  
Authorized Representative for  
The Sanctuary At Cedar Creek, Inc.

STATE OF TEXAS  
COUNTY OF HENDERSON

This instrument was acknowledged before me on this 9<sup>th</sup> day of May, 2022, by **W.C. "Chip" Perryman, III**, Authorized Representative for The Sanctuary at Cedar Creek, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



