

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

Instrument Number: 2022-00013503

As

Recorded On: 07/18/2022 02:43 PM Recordings - Land

Parties: CLEARWATER BAY PROPERTY OWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 30.00

File Information:

Document Number: 2022-00013503

Receipt Number: 2022-14228

Recorded Date/Time: 07/18/2022 02:43 PM

Recorded By: Janice Hankins

*******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



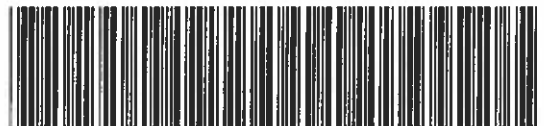
A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

CLEARWATER BAY PROPERTY OWNERS
PO BOX 1161

MALAKOFF, TX 75148



Clearwater Bay Property Owners Association, Inc.,

MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by CLEARWATER BAY PROPERTY OWNER'S ASSOCIATION (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association.

The Association submits the following additional information:

Name of the Subdivision: Clearwater Bay

Name of the Association: Clearwater Bay Property Owners Association

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Henderson County, Texas, as follows: Plat recorded with Henderson County TX , AB 241 MARCUS GARCIA SUR, CLEARWATER BAY. Section 1, Cabinet A/187 and B/51; Section 2, Cabinet A/185; Section 3, Cabinet A/189; Section 5, Cabinet C/114.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Henderson County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions, Easements, Charges, and Liens for Clearwater Bay Property Owners Association: None.

(b) Deed Restrictions of Clearwater Bay Property Owners Association filed for record on 07/15/2022 as Document No. 2022-00013325.

(c) Bylaws of Clearwater Bay Property Owners Association filed for record on 07/15/2022 as Document No. 2022-00013326.

Name and Mailing Address of the Association:

Clearwater Bay POA
PO Box 1161
Malakoff TX 75148

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative:

Charles L. Lindstrom
PO Box 1161
Malakoff, TX 75145
903 489-1825
charliehusker@gmail.com

Website Address of the Association: None

Facebook: Clearwater Bay POA

Property Transfer Fee(s) Charged by the Association:

Transfer Fee: \$75.00

Resale Certificate (when requested): \$150.00

This Certificate is accurate as of July 15, 2022


Charles L. Lindstrom
CWB POA President

STATE OF TEXAS, COUNTY OF HENDERSON

This instrument was acknowledged before me on 7-18-2022 by Charles L. Lindstrom

