

**2024 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004**

**THE STATE OF TEXAS §
 §
COUNTY OF SAN JACINTO §**

KNOW ALL MEN BY THESE PRESENTS:

POINT LOOKOUT OWNER’S ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owner’s Association as defined by Chapter 209.004, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- (A) The name of the subdivision is: Point Lookout Estates (Section One, Annex to Section One, and Section Two).
- (B) The name of the association is POINT LOOKOUT OWNER’S ASSOCIATION, INC., and the mailing address of the association is: P.O. Box 145, Point Blank, TX 77364
- (C) The name and mailing address of the person managing the association or the association’s designated representative is: Recording Secretary, Paula Smith, Telephone 936-433-2220, Email Address plboard@gmail.com
- (D) Website: pointlookoutestates.com
- (E) The recording data for the subdivision filed in the San Jacinto County Clerk’s Plat Records is:
 - (1) Section One: Volume 87, Page 11; and
 - (2) Annex to Section One: Volume 98, Page 237

DECLARATORY INSTRUMENT IDENTIFICATION:

Documents filed in the Official Public Records of San Jacinto County, Texas:

1. Original Restrictions Point Lookout Estates, Section 1, Dated July 12, 1962, filed at Volume 87, Page 12;
2. Amended Restrictions Point Lookout Estates, Section 1, dated September 18, 1962 filed at Volume 87, Page 330;

3/28

3. Original Restrictions Point Lookout Estates, Annex to Section One and Section Two, dated November 23, 1965, filed at Volume 98, Page 238;
4. Amended Restrictions for Point Lookout Estates Subdivision, San Jacinto County, Texas, dated July 1, 1998, filed at Volume 285, Page 471;
5. Acknowledgment of Agreement to Amended Restrictions for Point Lookout Estates Subdivision, San Jacinto County, Texas, dated July 5, 2000 filed at Volume 00-1020, Page 13979;
6. Articles of Incorporation filed at Volume 20154497, Page 22245;
7. By-laws filed at Volume 20154497, Page 22263;
8. Resolution Adopting Alternative Payment Schedule Guidelines for Point Lookout Owner's Association, Inc. filed on August 31, 2015, under Clerk's filed No.20154484, Page 22197; and
9. Resolution of the Board of Directors of Point Lookout Owner's Association, Inc. filed on August 31, 2015 under Clerk's Filed No. 20154485, Page 22206.

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Architectural Review Committee: TD Smith
Rodney Gary
Ray Day
Email Address: ploeboard@gmail.com

Annual Maintenance Fees - \$183.00 per lot.

Late Fee for Non-Payment of Annual Maintenance Fees - \$39.00

Payment Plan Set-up - \$50.00

Lot Mowing Fees for unattended empty lots - \$300.00 (plus tax), per lot, per month

Lot Mowing Fees for empty lots with Seasonal Contract with Association - \$600.00 (plus tax) per lot annually

Transfer fee - \$300.00

Resale Certificate - \$375.00
Updated Resale Certificate - \$75.00

Executed this 3rd day of June, 2024

Brian Easterwood

Brian Easterwood
President

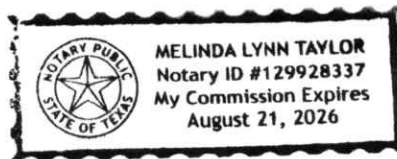
THE STATE OF TEXAS §

COUNTY OF SAN JACINTO §

On this day, personally appeared to me, Brian Easterwood,
President of POINT LOOKOUT OWNER'S ASSOCIATION, INC., known to me to be the person
whose name is subscribed to the foregoing instrument, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of June 2024

Melinda Lynn Taylor
Notary Public, State of Texas



20243110

53672

Filed for Record in:
San Jacinto County

On: Jun 07, 2024 at 03:24P

As a
Recordings

Document Number: 20243110

Amount 28.00

Receipt Number - 66975

By:
Cindy Henderson

STATE OF TEXAS
COUNTY OF SAN JACINTO
I, Dawn Wright hereby certify that this
instrument was filed in number sequence on the date
and time hereon by me, and was duly recorded in the
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas
as stamped hereon by me on

Jun 07, 2024

Dawn Wright, County Clerk
San Jacinto County, Texas