

**2025 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004**

**THE STATE OF TEXAS §
 §
COUNTY OF POLK §**

KNOW ALL MEN BY THESE PRESENTS:

POLK COUNTY PELICAN POINT PROPERTY OWNERS ASSOCIATION, a Texas Non-profit Corporation and Property Owners' 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: PELICAN POINT.
- (B) The name of the association is: POLK COUNTY PELICAN POINT PROPERTY OWNERS ASSOCIATION and the mailing address of the association is: PO Box 807, Onalaska, TX 77360.
- (C) The name and mailing address of the person managing the association or the association's designated representative is: Carolyn S. Davis, PO Box 807, Onalaska, TX 77360; email address pelicanpointpoa@gmail.com.
- (D) Website: pelicanpointpoa.com
- (E) Registered Agent: Gary Imm, 151 Treasure Point Drive, Onalaska, TX 77360; email address pelicanpointpoa@gmail.com.
- (F) The recording data for the subdivision filed in the Polk County Clerk's Plat Records is: Instrument No. 247 C & D, Volume 13, at Page 009

DECLARATORY INSTRUMENT IDENTIFICATION:

1. Dedication and Declaration of Covenants, Conditions and Restrictions, for Pelican Point Subdivision filed at Volume 1742, Page 262, Instrument No. 2873, Official Public Records of Polk County, Texas;
2. First Amendment of Covenants, Conditions and Restrictions, for Pelican Point Subdivision filed at Volume 1769, Page 783, Instrument No. 8469, Official Public Records of Polk County, Texas;
3. Second Amendment of Covenants, Conditions and Restrictions for Pelican Point Subdivision filed at Volume 2577, Page 324, Doc No. 00002, Official Public Records of Polk County, Texas.
3. Third Amended of Covenants, Conditions and Restrictions for Pelican

Point Subdivision filed at Volume 2198, Page 547, Instrument No. 2072,
Official Public Records of Polk County, Texas.

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Board of Directors/Officers:

President: Carolyn S. Davis
Secretary: Gary Imm
Treasurer: Mark Nagelmeuller

2025 dues per lot are \$598.00.

Dues are subject to change annually as reflected on the Association's website at
www.pelicanpointpoa.com.

Executed this 12th day of February, 2025.

Carolyn S. Davis

Carolyn S. Davis, President

THE STATE OF TEXAS §

COUNTY OF SAN JACINTO §

On this day, personally appeared to me, Carolyn S. Davis, President of Polk County Pelican Point Property Owners Association, known to me through the following method of identification: TXDL, 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 12th day of February, 2025.



Michelle Clark

Notary Public, State of Texas

PREPARED BY THE HAGAN LAW FIRM:
KERRY CARL HAGAN, P.C.
Attorney at Law
90 Live Oak Street
Coldspring, TX 77331
Telephone: 936-653-4444
Email: kerryhagan@gmail.com

Please return to:
Kerry C. Hagan
90 Live Oak St
Coldspring, TX 77331

FILED FOR RECORD

Feb 12 2025 02:35:57

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

Feb 12, 2025