



PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

THE DOCKS @ POC BOAT SLIP ASSOCIATION, INC.

STATE OF TEXAS

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COUNTY OF CALHOUN

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1. Name of Association: The Docks @ POC Boat Slip Association, Inc.
2. Name of Homeowners Association: The Docks @ POC Boat Slip Association, Inc.
3. Recording Data for Association: Lot A, Lot C and Lots 1B-19B as shown on the Plat of The Docks @ POC Subdivision, Instrument No. 2024-02802 of the Map and Plat Records of the County Clerk of Calhoun County, Texas
4. Recording Data for Declaration: See Exhibit "A"
5. Name and mailing address of Association: The Docks @ POC Boat Slip Association, Inc., P.O. Box 2218, Johnson City, Texas 78636
6. Contact information for the Association is: Telephone No. (512) 844-6781 ; Email ; dbraun21363@yahoo.com
7. The association's designated representative is: David Denbow
8. Other information the Association considers appropriate for the governing, administration or operation of the association: Bylaws and governing documents are filed of record with the Calhoun County Clerk as set forth on Exhibit A.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for The Docks @ POC Boat Slip Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase.

THE DOCKS @ POC BOAT SLIP ASSOCIATION, INC.

By:

David Denbow, President

THE STATE OF TEXAS

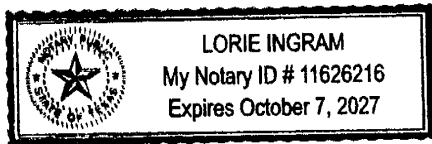
COUNTY OF Calhoun

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CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared David Denbow, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of The Docks @ POC Boat Slip Association, Inc. and that by authority duly given and as the act of The Docks @ POC Boat Slip Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 23rd day of September 2024.



Lorie Ingram
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

The Docks @ POC Boat Slip Association, Inc.
P.O. Box 2218
Johnson City, Texas 78636

EXHIBIT "A"

The Docks @ POC Boat Slip Association, Inc., an association located in Calhoun County, Texas, and any other association which have been or may be subsequently annexed thereto and made subject to the authority of The Docks @ POC Boat Slip Association, Inc., which sections were originally encumbered by restrictive covenants filed of record in Calhoun County, Texas, as follows:

DATE RECORDED	CALHOUN INSTRUMENT NO.	DOCUMENT
<u>October 8</u> , 2024	<u>2024-03076</u>	Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Docks @ POC Boat Slip Association, Inc.
<u>October 8</u> , 2024	<u>2024-03077</u>	Resolution Of The Board Of Directors Of The Docks @ POC Boat Slip Association, Inc. Regarding Records Production And Copying Policy
<u>October 8</u> , 2024	<u>2024-03078</u>	Resolution Of The Board Of Directors Of The Docks @ POC Boat Slip Association, Inc. Regarding Records Retention Policy
<u>October 8</u> , 2024	<u>2024-03079</u>	Resolution Of The Board Of Directors Of The Docks @ POC Boat Slip Association, Inc. Regarding Payment Plan Policy
<u>October 8</u> , 2024	<u>2024-03080</u>	Resolution Of The Board Of Directors Of The Docks @ POC Boat Slip Association, Inc. Regarding Procurement Policy

<u>October 8</u> , 2024	<u>2024-03081</u>	Resolution Of The Board Of Directors Of The Docks @ POC Boat Slip Association, Inc. Regarding Fine and Enforcement Policy
<u>October 8</u> , 2024	<u>2024-03082</u>	Bylaws Of The Docks @ POC Boat Slip Association, Inc., A Nonprofit Corporation

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024-03083

CTF Fee: \$37.00
10/08/2024 09:47 AM ksmith



Anna M. Goodman

Anna Goodman, County Clerk
Calhoun County, Texas