

**PROPERTY OWNERS' ASSOCIATION FIRST AMENDED MANAGEMENT CERTIFICATE FOR
PECAN ACRES ADDITION HOMEOWNER'S ASSOCIATION**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association

Per Texas Property Code 209.004 (effective September 1, 2021) "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

THE STATE OF TEXAS §
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COUNTY OF MIDLAND §

1. Name of Subdivision: Pecan Acres Addition
2. Subdivision Location: Midland County
3. Name of Homeowner's Association: Pecan Acres Addition Homeowner's Association
4. The recording data for the subdivision is:

Plat Pecan Acres Addition	Cabinet C, Page 143A
Plat Pecan Acres Addition Sec. 2	Cabinet C, Page 168A
Plat Pecan Acres Addition Sec. 3	Cabinet E, Page 168A
Plat Pecan Acres Addition Sec. 5	Cabinet H, Page 58
Plat Pecan Acres Addition Sec. 6	Cabinet H, Page 94
Correction Plat Pecan Acres Addition Sec. 6	Cabinet H, Page 102
Plat Pecan Acres Addition Sec. 7	Cabinet H, Page 109

5. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Declaration of Covenants and Restrictions	Volume 720, Page 447
Memorandum of Agreement	Volume 1233, Page 245
Utility Easement	Volume 1236, Page 651
Sanity Sewer Easement	Volume 1237, Page 393
Memorandum of Agreement	Volume 1772, Page 210
Security Measures Policy	Instrument Number 2021-27423
Swimming Pool Enclosures Policy	Instrument Number 2021-27424
Collection Policy	Instrument Number 2021-27425
Notice of Filing Dedicatory Instruments	Instrument Number 2023-6827
<ul style="list-style-type: none"> • Bylaws • Articles of Incorporation • Religious Displays Policy • Contract for Services Bidding & RFP Policy • Architectural Review Committee Policy 	

6. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

First Amendment to Declaration of Covenants and Restrictions	Volume 815, Page 504
Amendment to Declaration of Covenants and Restrictions	Volume 1658, Page 417

7. Property Resales/Transfer Fees:

Statement of Account: \$99.00
Resale Certificate: \$100.00
Transfer Fee: \$110.00
Capital Reserve Fund: \$250.00

8. Mailing Address and Contact Information for the Association and the Managing Agent:

Shuler Association Management, Inc.
P.O. Box 136
Gardendale, TX 79758
(432) 385-9657
lizashuler@gmail.com
shuleram.com

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of said Association, together with obtaining an official Resale Certificate and perform a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION THAT IS SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SAID SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SAID SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SAID SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

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

PECAN ACRES ADDITION HOMEOWNER'S ASSOCIATION

By: L. Shuler

Name: Liza Shuler

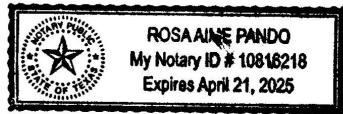
Title: Shuler Association Management, Inc., Managing Agent

THE STATE OF TEXAS §

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COUNTY OF MIDLAND §

This instrument was acknowledged before me on this 1st day of April, 2024, by Liza Shuler, of Shuler Association Management, Inc., the Managing Agent for Pecan Acres Addition Homeowner's Association, on behalf of such Association.



Notary Public in and for the State of Texas

Rosaline Pando
Notary Public Signature

AFTER RECORDING RETURN TO:
Shuler Association Management, Inc.
P.O. Box 136
Gardendale, TX 79758



VG-63-2024-8463

Midland County
Alison Haley
Midland County Clerk

Instrument Number: 8463

Real Property Recordings

Recorded On: April 17, 2024 08:16 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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.

File Information:

Document Number: 8463
Receipt Number: 20240416000150
Recorded Date/Time: April 17, 2024 08:16 AM
User: Pam M
Station: cc10297

Record and Return To:

SHULER ASSOCIATION MANAGEMENT INC
PO BOX 136

GARDENDALE TX 79758



STATE OF TEXAS
Midland County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Midland County, Texas

Alison Haley
Midland County Clerk
Midland County, TX