



STATE OF TEXAS

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COUNTY OF BURNET

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**AMENDED MANAGEMENT CERTIFICATE PURSUANT  
TO SECTION 209.004, TEXAS PROPERTY CODE**

**SHADY ACRES PROPERTY OWNERS' ASSOCIATION, INC.**, a Texas Non-profit Corporation and Property Owners Associations as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: **Shady Acres Subdivision, and Shady Acres Subdivision Section 2.**
2. The name of the association is: **Shady Acres Property Owners' Association, Inc.**
3. The recording data for the subdivision is:
  - a. Plat for **SHADY ACRES** Subdivision was recorded as **SHADY ACRES**, a subdivision in Burnet County, according to the map or plat thereof, recorded under Document Number 5800001, Official Public Records of Burnet County, Texas.
  - b. Plat for **SHADY ACRES** Subdivision Section 2 was recorded **SHADY ACRES, SECTION 2**, a subdivision in Burnet County, according to the map or plat thereof, recorded under Document 6000009, Official Public Records of Burnet County, Texas.
4. The recording data for the declaration is:

By-Laws of **Shady Acres Property Owners' Association, Inc.** recorded as Document Number 201203609 and Deed Restrictions, recorded as Document Number 2017020094, Official Public Records of Burnet County, Texas.
5. The name of the Association is: **SHADY ACRES PROPERTY OWNERS' ASSOCIATION, INC.**, and the mailing address is P.O. Box 144, Marble Falls, Texas, **78654.**
6. The association's designated representative is: Mary Maxwell, 83 Weeping Willow, Marble Falls, Texas 78654.

7. The dedicatory instruments are published on the association's website  
[www.shadyacrespoatexas.org](http://www.shadyacrespoatexas.org).
8. Fees: The current amount and description of all fees charged by the association relating to property transfer in the subdivision:  
Resale Certificate/Disclosure Fee (with lien estoppel): \$375.00; and \$75.00 per update.  
EXECUTED to be effective on the date this instrument is recorded in the Official Public Records of Burnet County, Texas.

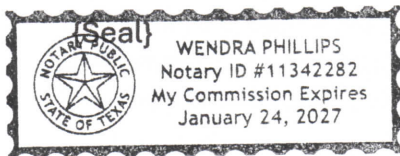
**SHADY ACRES PROPERTY OWNERS' ASSOCIATION**

By: Cynthia R. Friedrichs  
Name: CYNTHIA R. FRIEDRICHS  
Title: PRESIDENT, SAPOA

THE STATE OF TEXAS \*

COUNTY OF BURNET \*

This instrument was acknowledged before me on this the 23 day of October, 2025, by Cynthia R. Friedrichs, the president of Shady Acres Property Owners' Association, a Texas non-profit corporation, on behalf of said non-profit corporation.




Wendra Phillips  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Shady Acres Property Owners Association  
P.O. Box 144  
Marble Falls, Texas 78654

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 202510712

AMD Fee: \$29.00  
10/23/2025 02:51 PM

Vicinta Stafford 

Vicinta Stafford, County Clerk  
Burnet County, Texas