

MANAGEMENT CERTIFICATE FOR SHADYBROOK PROPERTY OWNERS'
ASSOCIATION SUBDIVISION
STATE OF TEXAS
COUNTY OF CHEROKEE

1. NAME OF SUBDIVISION: Shadybrook Property Owners' Association
2. NAME OF PROPERTY OWNERS' ASSOCIATION:
Shadybrook Property Owners' Association, Inc. A Texas Non-Profit Corporation
3. RECORDING DATA FOR SUBDIVISION:
Document 00723350 Volume 2762 page 124
4. RECORDING DATA FOR DECLARATION:
Current Deed Restrictions & Covenants are Filed as of July 10, 2019, Bk OR, Vol 2499, Pg 761
Current Bylaws are Filed as of JULY 13, 2015 BK OR, VOL 2280, PG 122
5. MAILING ADDRESS OF ASSOCIATION:
Shadybrook POA, 175 Caroline Ln, Bullard, TX, 75757
6. The Shadybrook POA Board of Directors.
President: Harold Beasley 175 Caroline Ln, Bullard, Tx 75757 (361)633-9750
Vice-President: Stephanie Gase 175 Caroline Ln, Bullard, TX, 75757, (209) 629-1799
Treasurer: Edward Lopez 175 Caroline Ln, Bullard, TX, 75757 (714) 313-6921
Secretary: Linda Williams 175 Caroline Ln, Bullard, TX, 75757 (214) 564-3443
Member at Large: Tim Bland 175 Caroline Ln, Bullard, TX, 75757 (903) 571-3034
Member at Large: Barry Wright 175 Caroline Ln, Bullard, TX, 75757 (432) 559-3704
Member at Large: Denise Cobb 175 Caroline Ln, Bullard, TX (940) 300-2730

WEBSITE ADDRESS: <https://shadybrookcommunity.com>

8. PROPERTY TRANSFER FEE: \$200.00

SHADYBROOK PROPERTY OWNERS' ASSOCIATION, INC.


PRESIDENT SIGNATURE

Harold Beasley
PRESIDENT PRINTED NAME

STATE OF TEXAS

COUNTY OF CHEROKEE

This instrument was acknowledged and signed before me on this 27 day of August, 2025

By President of Shadybrook Property Owners' Association, on behalf of the Association.



Lisa G Sparkman