

**Property Owners' Association Management Certificate
(Texas Property Code Section 209.004)**

Name of Subdivision: Bahia Point Subdivision, Phase II

Subdivision Recording Data: Lots 75 through 146, Bahia Point Subdivision, Phase II, per map or plat recorded in the Map Records of the Cameron County, Texas, Document No. 14517, and 14518.

Declaration Recording Data: The instruments recorded in the Official Records of the Cameron County Clerk as Document Number 2022-50174.

Name of the Association: BAHIA POINT SUBDIVISION, PHASE II
HOMEOWNERS ASSOCIATION, INC.

Mailing Address of the Association: 5701 W. Expressway 83, Harlingen, Texas 78552

Name of Person Managing Association or Association's Designated Representative: THOAM, LLC
Attn: Patricia Baugh

Mailing Address and Contact Information of Person Managing Association or Association's Designated Representative: THOAM, LLC
Attn: Patricia Baugh
5701 W. Expressway 83, Harlingen, Texas 78552
Telephone: (956) 428-6607
E-mail: _PCBAUGH85@GMAIL.COM

Website Address of any Internet Website for Association's Dedicatory Instruments per Texas Property Code §207.006: WWW.SRCLAND.COM

Amount of Fees charged by the Association Relating to a Property Transfer: There are no transfer related fees other than the cost of a resale certificate, if requested per Tex. Prop. Code §207.003

Other Information the Association Considers Appropriate:

1. Prospective purchasers are advised to independently examine the Declaration and all other governing documents of the Association, together with obtaining an official Resale

Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

**BAHIA POINT SUBDIVISION, PHASE II
HOMEOWNERS ASSOCIATION, INC., a
Texas non-profit corporation**

By: Patricia C. Baugh
Patricia C. Baugh, Director

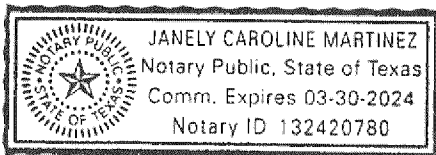
By: Kevin Campbell
Kevin Campbell, Director

By: Irma Leal
Irma Leal, Director

STATE OF TEXAS §

COUNTY OF CAMERON §

This instrument was acknowledged before me on February 28, 2024 by Patricia C. Baugh, as Director, of BAHIA POINT SUBDIVISION, PHASE II HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

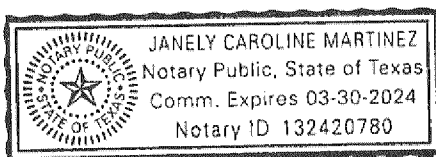


Janely Martinez
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF CAMERON §

This instrument was acknowledged before me on February 28, 2024 by Kevin Campbell, as Director, of BAHIA POINT SUBDIVISION, PHASE II HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

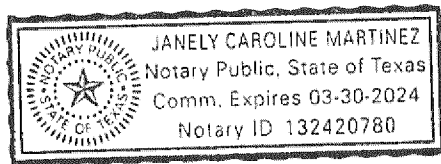


Janely Martinez
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF CAMERON §

This instrument was acknowledged before me on February 28, 2024 by Irma Leal, as Director, of BAHIA POINT SUBDIVISION, PHASE II HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Janely Martinez
Notary Public, State of Texas

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2024-7602

eRecording - Real Property

Recorded On: March 04, 2024 04:17 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$43.00

******* 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: 7602
Receipt Number: 20240304000188
Recorded Date/Time: March 04, 2024 04:17 PM
User: Destinee R
Station: CCLERK19_10

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF CAMERON**

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 County, Texas.

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX