

MANAGEMENT CERTIFICATE FOR  
**BROWNSVILLE WINTER HAVEN PROPERTY OWNERS' ASSOCIATION**

Pursuant to Texas Property Code Section 209.004, **BROWNSVILLE WINTER HAVEN PROPERTY OWNERS' ASSOCIATION** hereby declares as follows:

1. The name of the Subdivision(s) made the subject of this Management Certificate is as follows:  
Winter Haven Subdivision, Section I; Winter Haven R.V. Park Subdivision; Winter Haven R.V. Park, Section II; and Winter Haven R.V. Park, Section III, all of which are in Brownsville, Cameron County, Texas (hereinafter the "Subdivision") and is recorded in Cabinet 1, Slot 481 B Map Records of Cameron County, Texas (Winter Haven Subdivision, Section I); Cabinet 1, Slot 536 B and 537 A Map Records of Cameron County, Texas (Winter Haven R.V. Park Subdivision); Cabinet 1, Slot 676 A&B Map Records of Cameron County, Texas (Winter Haven R.V. Park, Section II); and Cabinet 1, Slot 769 B Map Records of Cameron County, Texas (Winter Haven R.V. Park, Section III).
2. The Subdivision is governed by the *Amended and Restated Covenants and Restrictions of Winter Haven Subdivision, Section I and Winter Haven R.V. Park Subdivision* which was filed on February 3, 2006 at Volume 12227, Pages 177-193 of the Official Public Records of Cameron County, Texas, the *First Amendment to the Amended and Restated Covenants and Restrictions of Winter Haven Subdivision, Section I and Winter Haven R.V. Park Subdivision* which was filed on March 23, 2009 at Volume 15859, Pages 184-189 of the Official Public Records of Cameron County, Texas, and the *Second Amendment to the Amended and Restated Covenants and Restrictions of Winter Haven Subdivision, Section I and Winter Haven R.V. Park Subdivision* which was filed on March 5, 2010 at Volume 16719, Pages 149-155 of the Official Public Records of Cameron County, Texas.
3. The Declaration of the Association is recorded at Vol. 14882, page 217, Et. Seq., Document No. 2008-00012517 in the Official Records of Cameron County, Texas. The name and address is:  
**BROWNSVILLE WINTER HAVEN PROPERTY OWNERS' ASSOCIATION**  
3501 Old Port Isabel Road  
Brownsville, Texas 78521  
(956) 831-7755 -Telephone  
<https://www.winterhavenresort.com>
4. The name and mailing address of the person managing the Association or the Association's designated representative is as follows:  
Thomas Sinyard, Resort Manager  
3501 Old Port Isabel Road  
Brownsville, Texas 78521  
(956) 831-7755 -Telephone  
[manager@winterhavenresort.com](mailto:manager@winterhavenresort.com)

5. Fees charged by the property owners association related to the transfer of property are \$200.00 for new owners and \$50.00 for current owners and are payable on close of property.

WITNESS OUR HANDS ON THE 7<sup>th</sup> day of October, 2021.

**BROWNSVILLE WINTER HAVEN  
PROPERTY OWNERS' ASSOCIATION**



David Williams, President

ATTEST:

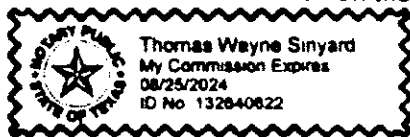


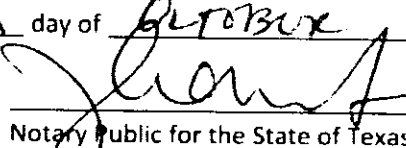
Nancy Vetter Appleton, Secretary

**ACKNOWLEDGEMENTS**

THE STATE OF TEXAS  
COUNTY OF CAMERON

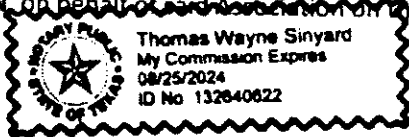
THIS INSTRUMENT was acknowledged before me, the undersigned notary public in and for the State of Texas, By David Williams, the President of **BROWNSVILLE WINTER HAVEN PROPERTY OWNERS' ASSOCIATION**, on behalf of said Association on the 7<sup>th</sup> day of OCTOBER, 2021.

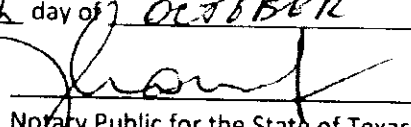


  
Notary Public for the State of Texas

THE STATE OF TEXAS  
COUNTY OF CAMERON

THIS INSTRUMENT was acknowledged before me, the undersigned notary public in and for the State of Texas, By Nancy Vetter Appleton, the Secretary of **BROWNSVILLE WINTER HAVEN PROPERTY OWNERS' ASSOCIATION**, on behalf of said Association on the 7<sup>th</sup> day of OCTOBER, 2021.



  
Notary Public for the State of Texas

AFTER RECORDING RETURN TO:  
BROWNSVILLE WINTER HAVEN PROPERTY OWNERS' ASSOCIATION  
3501 Old Port Isabel Road  
Brownsville, Texas 78526