



**MANAGEMENT CERTIFICATE  
SUNEAGLE BAY OWNERS ASSOCIATION, INC.**

Pursuant to the Texas Residential Property Owners Protection Act Chapter 209 Section 209.004

Name of Subdivision: Suneagle Bay Subdivision  
Name of Association: Suneagle Bay Owners Association

SunEagle Bay Subdivision / Owners Association, 550 CR 1977 Box A1, Yantis, Texas 75497

The properties in Suneagle Bay Subdivision are subject to protective covenants and restrictions. The dedicatory documents and plats are recorded in the records of Wood County, Texas and where applicable with the Texas Secretary of State:

Article of Incorporation filed with the Texas Secretary of State:

May 16, 1986, Document #0044501650  
Amended: August 16, 1993, Document #00171101108

Official notices and documents are published on the SunEagle Bay Subdivision website: [www.suneaglebavoa.com](http://www.suneaglebavoa.com)

There are no current fees related to the transfer of property.

Plats recorded with Wood County, Texas:

Document # 70-1985-00001680  
Document # 70-1985-00006827  
Document # 70-1986-00033418  
Document # 70-1986-00033419

Bylaws recorded with Wood County, Texas:

Document # 70-2009-00000791  
Document # 70-2009-00003866  
Document # 70-2009-00007933  
Document # 70-2015-00008842  
Document # 70-2016-00007644  
Document # 70-2016-00007645  
Document # 70-2017-00006359  
Document # 70-2017-00006361  
Document # 70-2021-00007934  
Document # 70-2022-00001592  
Document # 70-2023-00006939

Deed Restrictions recorded with Wood County, Texas:

Document # 70-1986-00033420  
Document # 70-1987-00045665  
Document # 70-2014-00008193  
Document # 70-2015-00008844  
Document # 70-2016-00007645  
Document # 70-2016-00007647  
Document # 70-2017-00007657  
Document # 70-2023-00006826

# MANAGEMENT CERTIFICATE SUNEAGLE BAY OWNERS ASSOCIATION, INC.

Pursuant to the Texas Residential Property Owners Protection Act Chapter 209 Section 209.004


Terry Draughon, President of the Board of Directors and manager of SunEagle Bay Subdivision and SunEagle Bay Owners Association and is authorized to act on behalf of the Subdivision and Owners Association as allocated by law.

### Board Members

Terry Draughon (President)  
Freddie Dejarneatt (Vice President- Maintenance)  
Carlene Mann (Treasurer)  
Lisa Renfro (Secretary)  
Mary Lucas

Phone Number: (903) 383-7900

Email Address: [suneagle@peoplescom.net](mailto:suneagle@peoplescom.net)

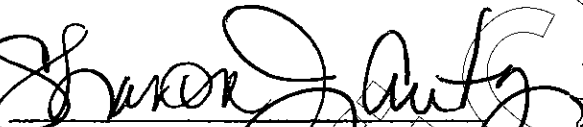
  
Terry Draughon, President  
SunEagle Bay Owners Association

STATE OF TEXAS §

§

WOOD COUNTY §

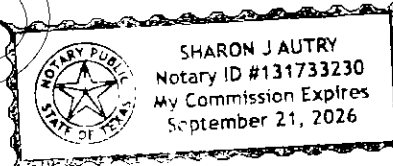
This instrument was acknowledged before me on July \_\_\_\_, 2024, by Terry Draughon as President of SunEagle Bay Owners Association, Inc.

  
Notary Public

Printed Name: Sharon J. Autry

My Commission Expires:

9, 21, 2026



**THE STATE OF TEXAS  
COUNTY OF WOOD**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

2024-00006154 dbyford  
07/29/2024 10:45 AM



  
Kelley Price, County Clerk  
Wood County, Texas