



70 2022 00426079

Angelina County  
Amy Fincher  
County Clerk  
Lufkin, Texas 75901

Instrument Number: 2022-00426079

As

Recorded On: September 08, 2022

RECORDINGS

Parties: CROWN COLONY IMPROVEMENT ASSOCIATION

To CROWN COLONY IMPROVEMENT ASSOCIATION

Billable Pages: 5

Number of Pages: 6

Comment: MANAGEMENT CERTIFICATE

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

RECORDINGS	42.00
Total Recording:	42.00

\*\*\*\*\* DO NOT REMOVE. 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: 2022-00426079  
Receipt Number: 390131  
Recorded Date/Time: September 08, 2022 01:39:32P

**Record and Return To:**

COOPER CASTLEBERRY  
CROWN COLONY IMPROVEMENT ASSOCIATION  
LUFKIN TX 75904

User / Station: C Ortega - Cashiering Workstation 3



STATE OF TEXAS  
COUNTY OF ANGELINA  
I hereby certify that this instrument was FILED on the date and  
at the time stamped hereon by me and was duly RECORDED in  
the Official Public Records of Angelina County, Texas.

*Amy Fincher*

Amy Fincher, County Clerk, Angelina County Texas

**2022 MANAGEMENT CERTIFICATE**  
**PURSUANT TO TEXAS PROPERTY CODE 215.013**

STATE OF TEXAS :

**KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF ANGELINA :

**NAME:** Crown Colony Improvement Association

**MAILING ADDRESS:** P.O. Box 150933, Lufkin, Texas 75915

- (A) The name of the subdivision is CROWN COLONY.
- (B) The name of the association is CROWN COLONY IMPROVEMENT ASSOCIATION, INC., the physical address of the association is 401 Champions Drive, Lufkin, Texas 75901.
- (C) The website of the association is: <https://lufkincrowncolony.com/>
- (D) The email address of the association is [manager@lufkincrowncolony.com](mailto:manager@lufkincrowncolony.com)
- (E) The phone number of the association is (936) 632-7990.
- (F) The name and mailing address of the person managing the association or the association's designated representative is:  
Cooper Castleberry  
401 Champions Drive  
Lufkin, Texas 75901
- (G) The recording data for currently effective dedicatory instruments filed in the Official Public Records of Angelina County, Texas are attached in EXHIBIT "A".
- (H) BYLAWS IDENTIFICATION
  - (1) Bylaws of Crown Colony Improvement Association, Inc.-
  - (2) Amended and Restated Bylaws of Crown Colony Improvement Association, Inc.-
- (I) OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:
  - (1) Maintenance fees: \$ 0.00
  - (2) Transfer Property Fee: \$ 200.00
  - (3) Late Fees: \$ 10% compounding annual
  - (4) Payment Plans (Prep Fee) \$ 100.00
  - (5) Resale Certificate \$ 250.00
  - (6) Updated Resale Certificate \$ 75.00

OFFICERS FOR 2022:  
Hunter Haglund, President  
Buford Abeldt, Vice President  
Veronica Luce, Secretary/Treasurer  
Scotty West  
Dr. Mathew Lowe  
Jim Barrett  
Stephen Raley  
Joyce Johnson

EXECUTED THIS 31 day of AUGUST, 2022.

  
HUNTER HAGLUND, PRESIDENT

STATE OF TEXAS :  
COUNTY OF ANGELINA :

On this day, personally appeared to me Hunter Haglund, President of Crown Colony Improvement Association, Inc., known to me through the following method of identification: Known By Me, also known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was his act, and that this document was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of August, 2022.

  
NOTARY PUBLIC, STATE OF TEXAS  
My Commission Expires: 3/26/2024

