

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2023-00007980

As

Recorded On: 06/02/2023 10:15 AM Recordings - Land

Parties: SOUTHWOOD SHORES PROPERTY OWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 30.00

File Information:

Document Number: 2023-00007980

Receipt Number: 2023-10189

Recorded Date/Time: 06/02/2023 10:15 AM

Recorded By: Janice Hankins

*****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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

SOUTHWOOD SHORES PROPERTY
PO BOX 5208

MABANK, TX 75147



**THE STATE OF TEXAS
COUNTY OF HENDERSON**

**SOUTHWOOD SHORES PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As required by Section 209.004 of the Texas Property Code**

1. The name of the subdivision is: Southwood Shores
2. The name of the association is: Southwood Shores Property Owners Association
3. The recording data for the subdivision is:
 - a) Southwood Shores Subdivisions Number One and Number Two
Plat recorded December 12, 1963, and April 23, 1964
Plat Records of Henderson County, Texas
- 4) The recording data for the declarations are:
 - a) Restrictions recorded in Volume 1411, Page 113,
Deed of Records of Henderson County, Texas and
 - b) By-Laws as adopted May 10, 2023, and recorded under Instrument Number: 2023-00007225
with Henderson County, Texas
- 5) The mailing address of Southwood Shores Property Owners Association is:
Post Office Box 5208, Mabank, TX 75147
- 6) Contact Information of the Association's designated representative:
Marcus Wiesmann, Treasurer
230 Whispering Oaks Trail
Mabank, TX 75147
Phone: 972-489-2289 e-mail: southwoodshorespoa@gmail.com
- 7) Website where the association's dedicatory instruments are available in accordance with Section 207.006: www.southwoodshorespoa.com
- 8) Fees charges by the association relating to a property transfer in the subdivision:

Resale Certificate Fee: \$75.00
Ownership Transfer Fee: \$75.00
NOTE: Mandatory Fees & Dues
One Time Initiation Fee: \$50.00
Membership Annual Dues: \$100.00

**SOUTHWOOD SHORES PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

SIGNED this 1st day of June 2023.

SOUTHWOOD SHORES PROPERTY OWNERS ASSOCIATION

By:

Marcus Wiesmann

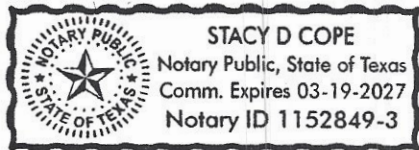
Name: Marcus Wiesmann

Title: Treasurer

STATE OF TEXAS

COUNTY OF HENDERSON

The above instrument was acknowledged before me by Marcus Wiesmann,
the Treasurer of SOUTHWOOD SHORES PROPERTY OWNERS ASSOCIATION,
on this 1st day of June 2023.



Stacy D. Cope
NOTARY PUBLIC, STATE OF TEXAS