

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2025-00013897

As

Recorded On: 09/26/2025 01:00 PM Recordings - Land

Parties: PARADISE BAY PROPERTY OWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 5 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 37.00

File Information:

Document Number: 2025-00013897

Receipt Number: 2025-16255

Recorded Date/Time: 09/26/2025 01:00 PM

Recorded By: Marilet Zumaya

*****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



Mary Margaret Wright

County Clerk
Henderson County, Texas

Record and Return To:

PARADISE BAY PROPERTY OWNERS
PO BOX 307

TRINIDAD, TX 75163



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**

for

PARADISE BAY PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, being the President of Paradise Bay Property Owners Association, Inc., a non-profit corporation ('Association') organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code.

1. SUBDIVISION & ASSOCIATION INFORMATION

- **SUBDIVISION NAME:** Paradise Bay, an Addition to Henderson County, Texas.
 - **ASSOCIATION NAME:** Paradise Bay Property Owners Association, Inc., a Texas **Non-Profit Corporation**.
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2. CONTACT INFORMATION & DESIGNATED REPRESENTATIVE

- **REGISTERED ADDRESS:** PO Box 307, Trinidad, Texas 75163
- **ASSOCIATION'S DESIGNATED REPRESENTATIVE:**
 - **NAME:** Mrs Casey Watson
 - **PHONE NUMBER:** 903-603-2639
 - **WEBSITE:** <http://www.paradisebaypoa.com>
 - **EMAIL ADDRESS:** info@paradisebaypoa.org

3. GOVERNING DOCUMENTS & RECORDING DATA

Paradise Bay Property Owners Association, Inc is a **single-family, detached residential subdivision**, subject to and more fully described in the **Bylaws, Amendments and Restrictive Covenants**, recorded in the official property records of Henderson County, Texas, documented as follows:

Warranty Deed
Document # 1971-01055138 FILED 10/18/1971

Declaration of Restrictive Covenants
Document # 1983-00014418 FILED 09/16/1983

Amendment
Document # 1986-00009382 FILED 06/16/1986

Amendment
Document # 1996-00000703 FILED 01/17/1996

Declaration of Restrictive Covenants
Document # 1998-00002668 FILED 02/25/1998

Minutes of Meeting
Document # 1998-00007983 FILED 05/28/1998

Bylaws
Document # 1999-00002355 FILED 02/17/1999

Declaration of Restrictive Covenants
Document # 1999-00003253 FILED 03/04/1999

Declaration of Restrictive Covenants
Document # 1999-00018858 FILED 11/24/1999

Declaration of Restrictive Covenants
Document # 1999-00018859 FILED 11/24/1999

Release & Hold Harmless Agreement
Document # 2001-00000482 FILED 01/09/2001

Corporate Resolution
Document # 2001-00013936 FILED 08/20/2001

Bylaws
Document # 2003-00008925 FILED 05/19/2003

Corporate Resolution
Document # 2007-00020878 FILED 11/30/2007

Declaration of Restrictive Covenants
Document # 2015-00005086 FILED 04/17/2015

Bylaws
Document # 2015-00005087 FILED 04/17/2015

Amendment to Bylaws
Document # 2018-00011393 FILED 08/13/2018

Amended & Restated Bylaws
Document # 2021-00020508 FILED 10/22/2021

Easement & Right of Way/Oncor
Document # 2024-00001016 FILED 01/29/2024

4. FEES & CHARGES

- **RESALE CERTIFICATE FEE: \$20**
- **ADMINISTRATION FEE: \$250**
- **ANNUAL DUES: \$60**

5. SIGNATURES & ACKNOWLEDGMENT

EXECUTED THIS 24 DAY OF SEPTEMBER, 2025

PARADISE BAY PROPERTY OWNERS ASSOCIATION, INC.

BY: CASEY WATSON, President, Paradise Bay Property Owners Association, Inc.

Casey Watson

Signature/Casey Watson, President, Paradise Bay Property Owners Association, Inc.

Casey Watson

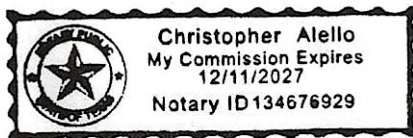
Printed Name

CW

INITIALS

***THIS MANAGEMENT CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. RATHER, THE PURPOSE OF THIS MANAGEMENT CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY OR OTHERS TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT THE ASSOCIATION. NO PERSON SHOULD RELY ON THIS FOR ANYTHING OTHER THAN INSTRUCTIONS FOR IDENTIFYING AND CONTACTING THE ASSOCIATION.**

BEFORE ME, the undersigned notary public, on this 24 day of September, 2025 personally appeared Casey Watson, President of Paradise Bay Property Owners' Association, inc., known to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

