

## THUNDERBIRD POINT OWNERS ASSOCIATION

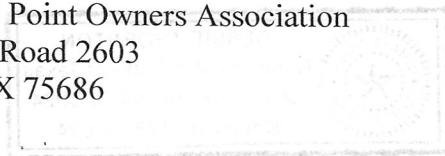


www.ThunderbirdPoint.com

## *Property Owners' Association Management Certificate*

Thunderbird Point Owners Association, Inc., a Texas Non-Profit Corporation and Property Owners' Association as defined by Texas Property Code Chapter 209, hereby files this Management Certificate as required by Texas Property Code Section 209.004 - Management Certificates:

1. Name of the subdivision:
  - a. Thunderbird Point
2. Name of the association:
  - a. Thunderbird Point Owners Association
3. Recording data for subdivision:
  - a. Article of Incorporation of Thunderbird Point Owners Association, filed In the Office of State of Texas February 5, 1980.
  - b. Thunderbird Point Subdivision Section I and Section II, containing 788 Lots, as recorded in the Camp County Plat Records, Volume 1, Pages 44 and 44A-being part of a 288.417 AC. Tract described in Volume 173, Page 182, of the Deed Records of Camp County Texas and situated on the Harrison County School Survey Abstract No. 53, T.J. Connor Survey Abstract No. 28, and R.F. Lewis Survey, Abstract No. 149, Camp County TX, and being part of the five tracts conveyed to Cypress Ranch Company by G.M. Scott Jr. and wife, Nettie Scott by Warranty Deed dated 5 December 1969 and recorded in Vol. 120, Page 307 of the Deed Records of said County.
4. Recording data for the declaration:
  - a. First Amended and Restated Declaration of Covenants, Conditions and Restrictions, filed for record July 19, 2021, file number 66,634, Volume 497, page 578-609 by Elaine Young, County Clerk, Camp County, Texas.
5. Name, address, and representative of association:
  - a. Thunderbird Point Owners Association  
471 County Road 2603  
Pittsburg, TX 75686



THUNDERBIRD POINT OWNERS ASSOCIATION



www.ThunderbirdPoint.com

- 6. Association website: www.thunderbirdpoint.com
- 7. The association website contains the following appropriate information:
  - a. Officers, Board of Directors, and Committees – Contact information
  - b. Governing Documents Package
    - i. Mission & Vision Statements
    - ii. Covenants, Conditions and Restrictions
    - iii. Certificate of Formation (Articles of Incorporation)
    - iv. By-Laws
    - v. Rules and Regulations
    - vi. Appendices
  - c. Association News, Events, Projects, Contact Information, etc.
  - d. Association Document Download Section
  - e. Board of Directors & Annual Meeting Minutes
  - f. Thunderbird Volunteer Fire Department Information

SIGNED this 8 day of Aug, 2021.

Thunderbird Point Owners Association, Inc.

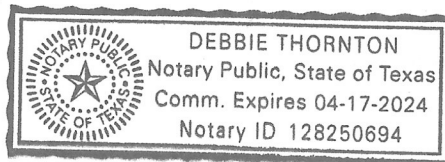
By Marshall Jackson  
Marshall Jackson - President

ATTEST:  
Debbie Thornton - Secretary

STATE OF TEXAS  
COUNTY OF CAMP

This instrument was acknowledged before me on the 8 day of Aug, 2021, by Marshall Jackson, the President of Thunderbird Point Owners Association, Inc. a Texas corporation, on behalf of said corporation.

Debbie Thornton  
Notary Public – State of Texas  
My Commission Expires:



3

2000

499 / 410

66,883

**FILED FOR RECORD**

at 2:00 o'clock P m

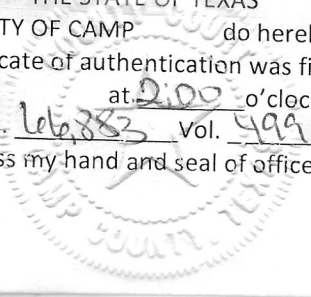
AUG 11 2021

**ELAINE YOUNG**

County Clerk, Camp County, Texas

By \_\_\_\_\_ Deputy

THE STATE OF TEXAS I, ELAINE YOUNG, COUNTY CLERK, CAMP COUNTY, TEXAS  
 COUNTY OF CAMP do hereby certify that the foregoing instrument of writing with its  
 Certificate of authentication was filed for record in my office on the 11<sup>th</sup> day of August A.D. 2021  
 at 2:00 o'clock P M. and duly recorded on the 11<sup>th</sup> day of August A.D. 2021  
 File no. 66,883 Vol. 499 Page 410 of Official Public Record of said county.  
 Witness my hand and seal of office Pittsburg, Texas the day and year last above written.



By: Susan Perry **ELAINE YOUNG, COUNTY CLERK**  
 \_\_\_\_\_ DEPUTY

SUSAN PERRY