

CERTIFICATE

STATE OF TEXAS
COUNTY OF NAVARRO

**MANAGEMENT CERTIFICATE PURSUANT
TO SECTION 209.004, TEXAS PROPERTY CODE, Revised 7/21/2026**

FRANCISCO BAY PROPERTY OWNERS ASSOCIATION, a Texas Non-profit Corporation and Property Owner's Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004 of the Texas Property Code:

- 1) The name of the subdivision: **Francisco Bay**
- 2) The name of the association: **Francisco Bay Property Owners Association**
- 3) The recording data for the subdivision is:
 - a) Plat for Phase I recorded in Vol #7, Pages 157 & 158, Plat Records, Navarro County, Texas; and
 - b) Plat for Phase II recorded in Vol #7, Page 247, Plat Records, Navarro County, Texas.
- 4) The recording data for the declaration is:
 - a) Amended (01/15/2011) Declaration of Covenants, Conditions and Restriction of Francisco Bay Phase I and Amended (01/15/2011) Declaration of Covenants, Conditions and Restriction of Francisco Bay Phase II, Instrument No. 2011-00001285, Official Records, Navarro County, Texas
 - b) Adoption of Procedures for Amending the Declaration of Covenants, Conditions and Restrictions, Instrument 2010-00000671, Official Records, Navarro County, Texas
- 5) The name of the association is: **Francisco Bay Property Owners Association** and the mailing address of the association is: **PO Box 39, Kerens, TX 75144**
- 6) The information of the person managing the association or the association's designated representative is: **Bill Kilgore, Director and Secretary, PO Box 39, Kerens, TX Phone: 713-854-5402 Email: fbpoa.secy@gmail.com**
- 7) The association website is: **franciscobaypoa.com**
- 8) The fee relating to a property transfer is: **\$175.00**
- 9) Other information the association considers appropriate:
 - a) Articles of Incorporation filed with the Office of the Secretary of State of Texas on December 31, 2005
 - b) Current By-laws accepted and inserted in the Minute Book of the Corporation on December 31, 2005, filed with the Navarro County Clerk on March 4, 2022, Instrument No. 2022-002204, Official Records, Navarro County, Texas

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COUNTY OF NAVARRO

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- c) FBPOA ACC Documents (ACC1, 2, 4), Instrument No. 2024-000488, Official Records, Navarro County, Texas
- d) FBPOA ACC Project Application & Agreement (ACC3), Instrument No. 2024-007602, Official Records, Navarro County, Texas (revised 8/15/2024)
- e) FBPOA Schedule of Fines per HB 614 and Hearing Procedure, Instrument No. 2024-000490, Official Records, Navarro County, Texas
- f) FBPOA ACC Documents (ACC4), Instrument No. 2026-006721, Official Records, Navarro County, Texas (revised 7/21/26)
- g) FBPOA Document Retention Policy, Instrument No. 2026-006720, Official Records, Navarro County, Texas
- h) FBPOA Records Production Policy, Instrument No. 2026-006718, Official Records, Navarro County, Texas
- i) FBPOA Payment Plan Policy, Instrument No. 2026-006719, Official Records, Navarro County, Texas

Signed this 21st day of July, 2026.

Francisco Bay Property Owners Association

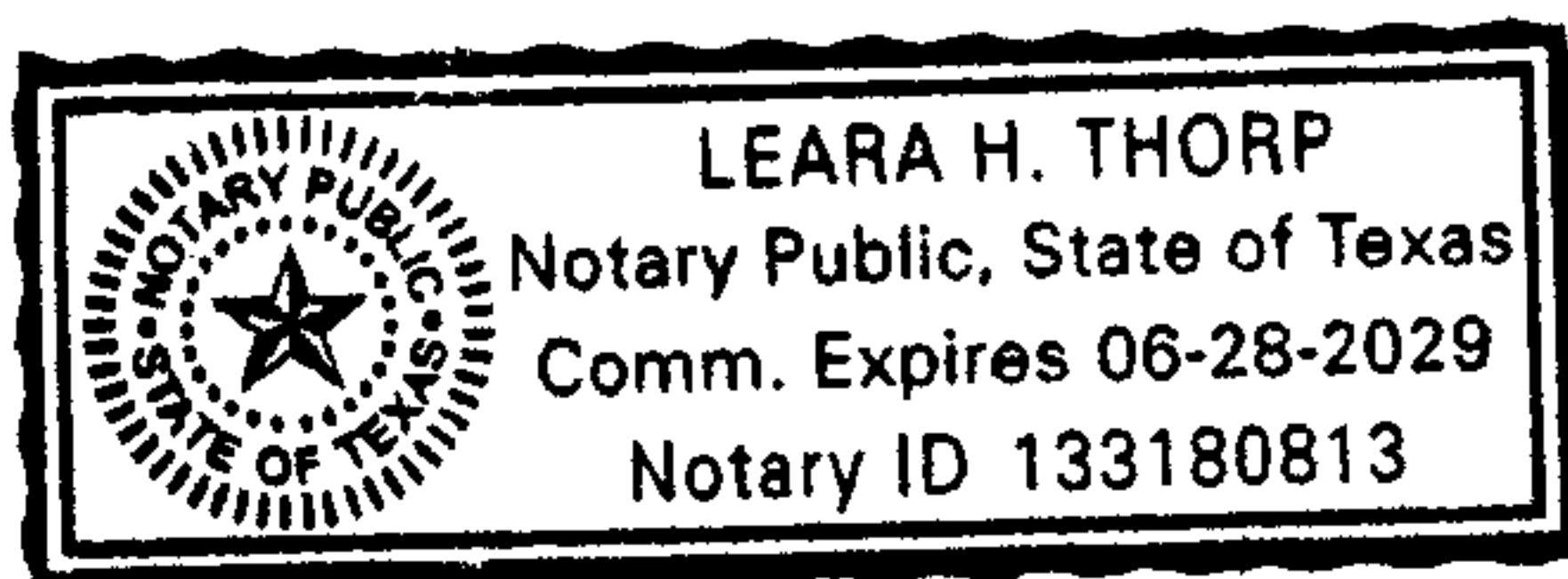
By: WC KG
Print Name: William C. Kilgore
Print Title: Secretary
Address: P.O. Box 39, Kerens, TX 75144

STATE OF TEXAS
COUNTY OF NAVARRO

This instrument was acknowledged before me on the

(date) 21st of July, 2026 by

William C. Kilgore Secretary of Francisco
Bay Property Owners Association, a Texas corporation, on behalf
of said corporation.



(Seal)

LEARA H. THORP
Notary Public Signature



Navarro County
Sherry Dowd, County Clerk
300 West 3rd Ave
Suite 001A
Corsicana, Texas 75110
(903) 654-3035

Receipt: 26-7087

Product	Name	Extended
CT	CERTIFICATE	\$29.00
	# Pages	3
	Document #	2026-006829
	Document Info:	WILLIAM KILGORE
Subtotal		\$29.00
Service Fee		\$2.00
Total		\$31.00
Tender (Credit Card BP)		\$31.00
Transaction ID	26191611502	
Service Fee	\$2.00	
Credit Card #	*****3702	
Entry method	Chip	
Auth Code	09481G	
Credit Card Invoice #	BPI699S403	
Customer Name	William Kilgore	
Customer Phone Number	7138545402	

Signature

Thank You

7/23/26, 1:07 PM CST koliphant
Workstation: 403-DT-06-25