



**MANAGEMENT CERTIFICATE
SUNEAGLE BAY OWNERS ASSOCIATION, INC.**

Pursuant to the Texas Residential Property Owners Protection Act Chapter 209 Section 209.004

Name of Subdivision: Suneagle Bay Subdivision
Name of Association: Suneagle Bay Owners Association

SunEagle Bay Subdivision / Owners Association, 550 CR 1977 Box A1, Yantis, Texas 75497

The properties in Suneagle Bay Subdivision are subject to protective covenants and restrictions. The dedicatory documents and plats are recorded in the records of Wood County, Texas and where applicable with the Texas Secretary of State:

Article of Incorporation filed with the Texas Secretary of State:

May 16, 1986, Document #0044501650
Amended: August 16, 1993, Document #00171101108

Official notices and documents are published on the SunEagle Bay Subdivision website: www.suneaglebayoa.com

There are no current fees related to the transfer of property.

Plats recorded with Wood County, Texas:

Document # 70-1985-00001680
Document # 70-1985-00006827
Document # 70-1986-00033418
Document # 70-1986-00033419

Bylaws recorded with Wood County, Texas:

Document # 70-2009-00000791
Document # 70-2009-00003866
Document # 70-2009-00007933
Document # 70-2015-00008842
Document # 70-2016-00007644
Document # 70-2016-00007645
Document # 70-2017-00006359
Document # 70-2017-00006361
Document # 70-2021-00007934
Document # 70-2022-00001592
Document # 70-2023-00006939
Document # 70-2025-00007239
Document # 70-2025-00007240

Deed Restrictions recorded with Wood County, Texas:

Document # 70-1986-00033420
Document # 70-1987-00045665
Document # 70-2014-00008193
Document # 70-2015-00008844
Document # 70-2016-00007645
Document # 70-2016-00007647
Document # 70-2017-00007657
Document # 70-2023-00006826
Document # 70-2015-00008841
Document # 70-2016-00007644
Document # 70-2023-00006940
Document # 70-2025-00007151
Document # 70-2025-00007240

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SUNEAGLE BAY OWNERS ASSOCIATION, INC.**

Pursuant to the Texas Residential Property Owners Protection Act Chapter 209 Section 209.004

Document # 70-2025-00007149

Document # 70-2025- 00008218

Stephanie Murphy, President of the Board of Directors and manager of SunEagle Bay Subdivision and SunEagle Bay Owners Association and is authorized to act on behalf of the Subdivision and Owners Association as allocated by law.

Board Members

President/Treasurer, Stephanie Murphy

VP, Freddie DeJarnett

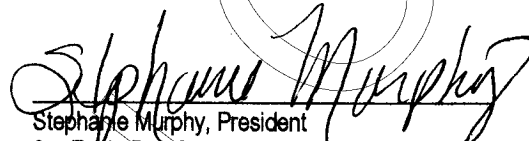
VP, Legal, Mary Lucas

Maintenance, Michelle Fitzgerald

Secretary, Sharon Autry

Phone Number: (903) 383-7900

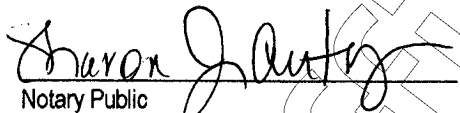
Email Address: suneagle@peoplescom.net


Stephanie Murphy, President
SunEagle Bay Owners Association

STATE OF TEXAS §

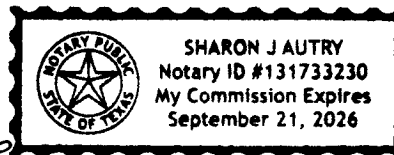
WOOD COUNTY §

This instrument was acknowledged before me on August 20, 2025, by Stephanie Murphy as President of SunEagle Bay Owners Association, Inc.


Notary Public

Printed Name: Sharon J. Autry

My Commission Expires: September 21, 2026



THE STATE OF TEXAS
COUNTY OF WOOD

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the OPR Records of Wood County, Texas.

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09/19/2025 03:05 PM




Kelley Price, County Clerk
Wood County, Texas