

DOC #
6825

**2022 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004**

**THE STATE OF TEXAS §
 §
COUNTY OF POLK §**

KNOW ALL MEN BY THESE PRESENTS:

TEXAS ACRES PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- (A) The name of the subdivision is: TEXAS ACRES.
- (B) The name of the association is: TEXAS ACRES PROPERTY OWNERS ASSOCIATION, and the mailing address of the association is: P.O. Box 1054, Onalaska, Texas 77360.
- (C) The name and mailing address of the person managing the association or the association's designated representative is: Walter Lee, P.O. Box 1054, Onalaska, Texas 77360.
- (D) Website: texas-acres.com
- (E) Email: admin@texas-acres.com
- (F) The recording data for the subdivision filed in the Polk County Clerk's Plat Records is:
 - (1) Section One: Volume 3, Page 31;
 - (2) Section Two: Volume 3, Page 69; and
 - (3) Section Three: Volume 8, Page 7.

DECLARATORY INSTRUMENT IDENTIFICATION:

The following instruments are filed in the Official Public Records of Polk County, Texas:

1. Restrictions (original) Section One - Volume 225, Page 275;
2. Restrictions (original) Section Two - Volume 358, Page 177;
3. Restrictions (original) Section Three - Volume 377, Page 170;
4. General Warranty Deed - Volume 445, Page 3; conveying Developer's rights to all streets, utilities easements, and other common areas to Trustees for the benefit of Texas Acres Property Owners Association;

5. General Warranty Deed – Volume 445, Page 9; conveying Developer’s rights to the “Entrance Road” to Texas Acres Subdivision to Trustees for the benefit of Property Owners Association;
6. Consolidated, Restated and Amended Restrictions – Volume 2005-1441, Page 445; see also Volume 2009-1722, Page 917:
 - (a) Acknowledge of Adoption of Consolidated, Restated and Amended Restrictions for Section One – Volume 2006-1530, Page 183;
 - (b) Acknowledge of Adoption of Consolidated, Restated and Amended Restrictions for Section Two – Volume 2006-1530, Page 229;
 - (c) Acknowledge of Adoption of Consolidated, Restated and Amended Restrictions for Section Three – Volume 2006-1529, Page 709;
7. 2006 Amended Restrictions – Volume 2007-1605, Page 165;
8. 2007 Amended Restrictions – Volume 2007-1611, Page 435;
9. Articles of Incorporation – Volume 2009-1722, Page 929 (see Page 934 to [2009] Management Certificate);
10. Bylaws – Volume 2009-1722, Page 929 (see Page 939 to [2009] Management Certificate) (see also Volume 987, Page 22; Volume 98-1117, Page 120):
 - (a) Amendment to Bylaws – Volume 2016-2030, Page 595; amending Directors terms; and
11. 2009 Consolidated and Restated Restrictions – Volume 2009-1722, Page 917, (Notice of Consolidation of the Consolidated, Restated and Amended Restrictions filed at Volume 2005-1441, Page 445.

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Annual Maintenance Fees – \$130.00 per lot.

EXECUTED this 1st day of June, 2022.

TEXAS ACRES PROPERTY OWNERS
ASSOCIATION

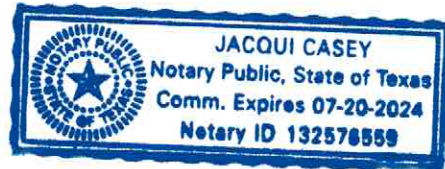
Walter Lee
Walter Lee, President

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

On this day, personally appeared to me, Walter Lee, President of TEXAS ACRES PROPERTY OWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of June, 2022.

Jacqui Casey
Notary Public, State of Texas



PREPARED IN THE LAW OFFICE OF:
KERRY CARL HAGAN, P.C.
Attorney at Law
14330 U.S. Highway 190 West
Onalaska, Texas 77360
Telephone: (Coldspring): 936-653-4444
Telephone: (Onalaska): 936-646-6970
Email: kerryhagan@gmail.com

Please return to: ✓
Texas Acres Property Owners Association
P O Box 1054
Onalaska, TX 77360

FILED FOR RECORD
Jun 14 2022 01:34:09
Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock *AN* Jun 14, 2022
COUNTY CLERK
POLK COUNTY, TEXAS