

**2025 MANAGEMENT CERTIFICATE  
PURSUANT TO TEXAS PROPERTY CODE 209.004**

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF POLK         §

**KNOW ALL MEN BY THESE PRESENTS:**

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

- (A) The name of the subdivision is: FOREST HILLS SECTIONS 2, 3, AND 4 AND LAKE FOREST SUBDIVISION, Polk County, Texas.
- (B) The name of the association is: FOREST HILLS PROPERTY OWNERS ASSOCIATION, and the mailing address of the association is: P.O. Box 848, Onalaska, Texas 77360.
- (C) Registered Agent: Tim Spangler, email address harley83152@att.net
- (D) The name and mailing address of the person managing the association or the association's designated representative is: Tim Spangler, mailing address: P.O. Box 848, Onalaska, Texas 77360. Telephone 810-338-0142, Email Address [foresthillspoa234@gmail.com](mailto:foresthillspoa234@gmail.com).
- (E) Website: [foresthillscommunitypoa.com](http://foresthillscommunitypoa.com)
- (F) The recording data for the subdivision filed in the Polk County Clerk's Plat Records are:
  - (1) Section 2: Volume 3, Page 66;
  - (2) Section 3: Volume 3, Page 45;
  - (3) Section 4: Volume 7, Page 19; and
  - (4) Lake Forest: Volume 8, Page 13.

**DECLARATORY INSTRUMENT IDENTIFICATION:**

- 1. Sections 2 and 3: Deed Restrictions – filed at Volume 230, Page 31, Deed Records of Polk County, Texas;
- 2. Section 4: Deed Restrictions – filed at Volume 330, Page 821, Deed Records of Polk County, Texas;
- 3. Lake Forest: Deed Restrictions – filed at Volume 380, Page 452, Deed Records of Polk County, Texas;

4. Assignment of Forest Hills Architectural Committee of Sections 2, 3, 4 and Lake Forest to Forest Hills Property Owners Association – filed at volume 558, Page 111, Official Public Records of Polk County, Texas;
5. Amendment to Restrictive Covenants – filed at Volume 2001-1199, Page 910, Official Public Records of Polk County, Texas;
6. Amended Restrictions – filed at Volume 2007-1567, Page 641, Official Public Records of Polk County, Texas;
7. Amended Restrictions – filed at Volume 2009-1685, Page 137, Official Public Records of Polk County, Texas;
8. Consolidated, Restated and Amended Restrictions for Forest Hills Sections 2, 3 and 4 and Lake Forest Subdivisions – filed at Volume 2009-1772, Page 905, Official Public Records of Polk County, Texas;
9. Acknowledgment of Board of Directors of Agreement to Amended Restrictions for Forest Hills Subdivision, Polk County, Texas, and attached Agreements by Property Owner(s) – filed at Volume 2011-1806, Page 722, Official Public Records of Polk County, Texas;
10. Supplemental Acknowledgment of Board of Directors of Agreement to Amended Restrictions for Forest Hills Subdivision, Polk County, Texas, and attached Agreements by Property Owner(s) – filed at Volume 2011-1825, Page 527, Official Public Records of Polk County, Texas;
11. Certificate of Formation of Forest Hills Property Owners Association – filed as part of Management Certificate at Volume 2010-1757, Page 138 [141], Official Public Records of Polk County, Texas;
12. Bylaws – filed at Volume 2011-1825, Page 478, Official Public Records of Polk County, Texas;
13. Resolution Adopting Alternative Payment Schedule Guidelines for Forest Hills Property Owners Association – filed at Volume 2011-1825, Page 505, Official Public Records of Polk County, Texas; and
14. Resolution of the Board of Directors of Forest Hills Property Owners Association Concerning Books and Records – filed at Volume 2011-1825, Page 512, Official Public Records of Polk County, Texas.

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Board of Directors/Officers:

President:	Vacant Position
Vice President:	Vacant Position
Secretary:	Gene Faron
Director/Treasurer:	Frinee Schneider
Director:	Tim Spangler
Director:	Paul Tremblay

Architectural Control Committee:

Ted Wright Email: [tedwright4844@gmail.com](mailto:tedwright4844@gmail.com)  
Jim Moore  
Richard Thibodeaux

Annual Maintenance Fees \$65.00 per lot.

Transfer Fee \$65.00 per lot (transfer from Seller to Buyer)

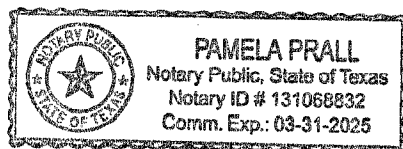
Executed this 26 day of March, 2025.

Gene J. Faron #  
Gene Faron, Secretary

THE STATE OF TEXAS §  
COUNTY OF Polk §

On this day, personally appeared to me, Gene Faron, Secretary of Forest Hills Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, on behalf of said corporation and stated the information contained herein is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of March, 2025.



Pamela Prall  
Notary Public, State of Texas

PREPARED BY THE HAGAN LAW FIRM:  
KERRY CARL HAGAN, P.C.  
Attorney at Law  
90 Live Oak Street  
Coldspring, Texas 77331  
Telephone: (Coldspring): 936-653-4444  
Email: [kerryhagan@gmail.com](mailto:kerryhagan@gmail.com)

✓After Filing Please Return To:  
Kerry C. Hagan  
90 Live Oak Street  
Coldspring, TX 77331

FILED FOR RECORD  
Mar 26 2025 02:55:52

*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* *GM* Mar 26, 2025  
COUNTY CLERK  
POLK COUNTY, TEXAS