

## MANAGEMENT CERTIFICATE

13690

## POINT LOOKOUT OWNER'S ASSOCIATION, INC

THE STATE OF TEXAS           §  
  §  
COUNTY OF SAN JACINTO   §

KNOW ALL MEN BY THESE PRESENTS:

POINT LOOKOUT OWNER'S ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owner's 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: Point Lookout Estates (Section One, Annex to Section One, and Section Two).
- (B) The name of the association is POINT LOOKOUT OWNER'S ASSOCIATION, INC., and the mailing address of the association is: P.O. Box 145, Point Blank, TX 77364
- (C) The name and mailing address of the person managing the association or the association's designated representative is: Recording Secretary, Paula Smith, Telephone 936-433-2220, Email Address [ploeboard@gmail.com](mailto:ploeboard@gmail.com)
- (D) Website: pointlookoutestates.com
- (E) The recording data for the subdivision filed in the San Jacinto County Clerk's Plat Records is:
  - (1) Section One: Volume 87, Page 11; and
  - (2) Annex to Section One: Volume 98, Page 237

## DECARATORY INSTRUMENT IDENTIFICATION:

Documents filed in the Official Public Records of San Jacinto County, Texas:

1. Original Restrictions Point Lookout Estates, Section 1, Dated July 12, 1962, filed at Volume 87, Page 12.
2. Amended Restrictions Point Lookout Estates, Section 1, dated September 18, 1962 filed at Volume 87, Page 330.
3. Original Restrictions Point Lookout Estates, Annex to Section One and Section Two, dated November 23, 1965, filed at Volume 98, Page 238.

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4. Amended Restrictions for Point Lookout Estates Subdivision, San Jacinto County, Texas, dated July 1, 1998, filed at Volume 285, Page 471.
5. Acknowledgment of Agreement to Amended Restrictions for Point Lookout Estates Subdivision, San Jacinto County, Texas, dated July 5, 2000, filed at Volume 00-1020, Page 13979.
6. Articles of Incorporation filed at Volume 20154497, Page 22245.
7. By-laws filed at Volume 20154497, Page 22263.
8. Resolution Adopting Alternative Payment Schedule Guidelines for Point Lookout Owner's Association, Inc. filed on August 31, 2015, under Clerk's filed No.20154484, Page 22197; and
9. Resolution of the Board of Directors of Point Lookout Owner's Association, Inc. Concerning Books and Records filed on August 31, 2015, under Clerk's Filed No. 20154485, Page 22206.
10. Notice of Filing of Dedicatory Instruments for Point Lookout (Legislative and other Policies) filed on August 13, 2024 under Clerk's Filed No. 20244349, Page 60803.

**OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:**

Architectural Review Committee: Woody Wood  
Jennifer Rayphole  
Tami Smith  
Email Address: [ploeboard@gmail.com](mailto:ploeboard@gmail.com)

Annual Assessment Fees - \$207.00 per lot.  
Late Fee for Non-Payment of Annual Assessment Fees - \$50.00  
Payment Plan Set-up - \$50.00

Lot Mowing Fees for unattended empty lots - \$300.00 (plus tax), per lot, per month

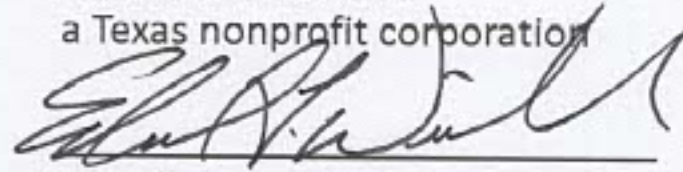
Lot Mowing Fees for empty lots with Seasonal Contract with Association - \$600.00 (plus tax) per lot annually

Transfer fee - \$300.00  
Resale Certificate - \$375.00  
Updated Resale Certificate - \$75.00



This Management Certificate is effective as of the 11<sup>th</sup> day of October, 2025

POINT LOOKOUT OWNER'S  
ASSOCIATION, INC.,  
a Texas nonprofit corporation

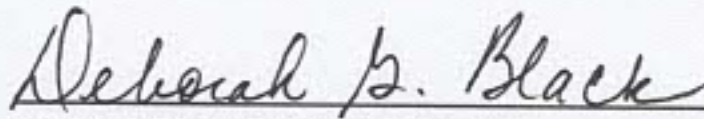


BY: Edward Wisenbaker  
ITS: President

THE STATE OF TEXAS           §  
COUNTY OF SAN JACINTO   §

On this day, personally appeared to me, Ed Wisenbaker, President of  
POINT LOOKOUT OWNER'S ASSOCIATION, INC., known to me to be the person whose name is  
subscribed to the foregoing instrument, on behalf of said corporation.

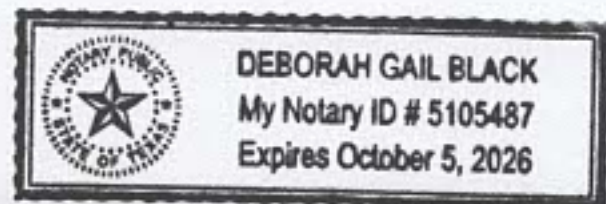
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11<sup>th</sup> day of October 2025



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Point Lookout Owner's Association, Inc.  
PO Box 145  
Point Blank, TX 77364



Filed for Record in:  
San Jacinto County

On: Nov 18, 2025 at 09:38A

As a

Recording

Document Number: 20256534

Amount 28.00

Receipt Number - 76006

By,  
Dawn Wrisht

STATE OF TEXAS  
COUNTY OF SAN JACINTO

I, Dawn Wrisht hereby certify that this  
instrument was filed in number sequence on the date  
and time hereon by me, and was duly recorded in the  
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas  
as stamped hereon by me on

Nov 18, 2025

Dawn Wrisht, County Clerk  
San Jacinto County, Texas