

AFTER RECORDING RETURN TO:
Chambers Point Homeowners Association, Inc.
2017 Indian Trail
Kerens, TX 75144

UPDATE TO MANAGEMENT CERTIFICATE

Cross reference to that certain Management Certificate, as filed as document 2022-006589,
filed June 24, 2022, of the Records of Navarro County, Texas.

THE STATE OF TEXAS :
COUNTY OF NAVARRO :

**MANAGEMENT CERTIFICATE PURSUANT
TO SECTION 209.004, TEXAS PROPERTY CODE**

CHAMBERS POINT HOMEOWNERS ASSOCIATION, INC., a Texas Non-profit Corporation, hereby files this updated Management Certificate as required by Section 209.004, Texas Property Code.

The name of the subdivision is Chambers Point.

The name of the association is Chambers Point Homeowners Association, Inc.

The recording date for the subdivision is as follows:

- a. Plat for Phase I is recorded as document number 1987-00007017, in Volume 6, Page 00217 on October 16, 1987, Plat Records, Navarro County, Texas.
- b. Plat for Phase II is recorded as document number 2005-12297, in Volume 7, page 327 on December 14, 2005, Plat Records, Navarro County, Texas.

The recording data for the Declaration is as follows:

- a. Resolution Regarding Adoption of Bylaws for Chambers Point Homeowners Association, Inc. is recorded as Document 2022-005561, recorded May 26, 2022, Records of Navarro County, Texas.
- b. Covenants & Deed Restrictions, Chambers Point Subdivision, Section A is recorded as Document 1987-007018, October 16, 1987, in Volume 1124, page 67, Records of Navarro County, Texas
- c. Covenants & Deed Restrictions, Chambers Point subdivision, Phase II is recorded as Document 1989-007546, November 2, 1989, in Volume 1192, page 229, Records of Navarro County, Texas.
- d. Amendment to Covenants & Deed Restrictions for Chambers Point Subdivision, Phase 1 is recorded as Document 1995-000849, February 9, 1995, in Volume 1302, page 33, Records of Navarro County, Texas.
- e. Amendment to Covenants & Deed Restrictions for Chambers point Subdivision, Phase II is recorded as Document 1995-000850, February 9, 1995, in Volume 1302, page 59, Records of Navarro County, Texas.
- f. Second Amendment to the Covenants and Deed Restrictions for Chambers Point Subdivision, Phase I is recorded as Document 2023-004859, June 1, 2023, Records of Navarro County, Texas.
- g. Second Amendment to the Covenants and Deed Restrictions for Chambers Point Subdivision, Phase II is recorded as Document 2023-004860, June 1, 2023, Records of Navarro County, Texas.

The name of the Association is Chambers Point Homeowners Association, Inc. The mailing address of the association is 2017 Indian Trail, Kerens, TX 75144.

The Association is managed by the Board of Directors of Chambers Point Homeowners Association, Inc. and may be contacted at the following mailing address: 2017 Indian Trail, Kerens, TX 75144.

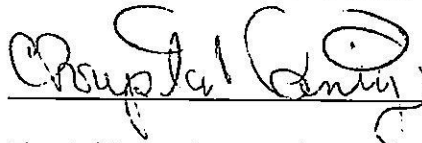
The Association web site is chamberspointtx.com

Resale Certificates may be requested by emailing Chamberspoint@gmail.com. The cost of the Resale Certificate is \$100.00.

The Association encourages prospective purchasers and lenders to independently examine the terms and conditions of the Covenants and Deed Restrictions, Bylaws, and other governing documents of the Association, together with obtaining a Resale Certificate and performing all due diligence and inspections of the property and the common areas, is the sole discretion of the purchaser or lender, prior to the purchase or lending of funds for any property located within the Chambers Point subdivision.

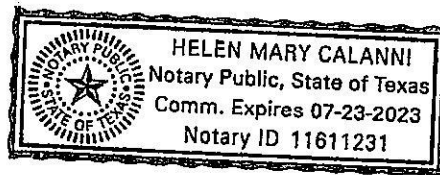
Signed this 07 day of June, 2023.

CHAMBERS POINT HOMEOWNERS ASSOCIATION, INC.

A handwritten signature in black ink, appearing to read "Chrystal Canty", written over a horizontal line.

Chrystal Canty, Secretary/Treasurer

STATE OF TEXAS :
COUNTY OF NAVARRO :



BEFORE ME, the undersigned authority, on the 07 day of June, 2023, personally appeared, Chrystal Canty, Secretary/Treasurer, to me known to be an authorized representative of Chambers Point Homeowners Association, Inc., and he/she acknowledged before me that he/she executed the same for the purposes therein expressed.

Helen Mary Calanni
Notary Public, State of Texas
My Commission Expires: 07-23-2023