

MANAGEMENT CERTIFICATE  
OF  
SUNRISE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

This Management Certificate is submitted for recording in compliance with Section 209.004 of the Texas Property Code.

Sunrise Shores Property Owners' Association Inc. hereby submits the following:

- 1) Name of Subdivision: Sunrise Shores
- 2) Name of Association: Sunrise Shores Property Owners' Association, Inc., a Texas non-profit Corporation.
- 3) Recording Data for the Subdivision: Plat recorded at Volume B, Page 140 of the plat records of Henderson County, TX.
- 4) Recording date for the Declaration: Declaration of Covenants, Conditions and Restrictions recorded in the Official Records of Henderson County, TX.
- 5) Mailing address of the Association: Sunrise Shores Property Owners' Association Inc.,  
4593 Sunrise Drive, Chandler TX 75758

- 6) The association does not retain the services of a professional manager. Questions may be directed to the associations board of directors on the association website: [www.sunriseshorespoa.com](http://www.sunriseshorespoa.com), by email at [sspoa11@yahoo.com](mailto:sspoa11@yahoo.com) or by telephone to 903-849-3671.

Prospective purchasers are advised to independently examine the declaration, bylaws and other dedicatory instruments of the association, together with obtaining an official resale certificate and performing a comprehensive physical examination of the lot/home and common areas, prior to purchase.

Address: 4593 Sunrise Dr. Chandler TX 75758

Phone #: 903-849-3671

Email address: [sspoa11@yahoo.com](mailto:sspoa11@yahoo.com)

- 7) Website Address: <https://sunriseshorespoa.com>
- 8) Fee for Property Transfer: \$75.00 per transfer
- 9) Other information: Normal Office Hours are 10:00 am to 2:00 pm Tuesday and Thursday.  
Phone messages will be returned as soon as possible during office hours.

Sunrise Shores Property Owners Association, Inc.

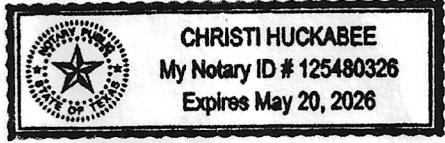
Submitted by: *Diane Slaybaugh*  
Vice President: Diane Slaybaugh

State of Texas

County of Henderson

This instrument was acknowledged before me on the 7<sup>th</sup> day of July, 2022, acting in the capacity as Vice President of Sunrise Shores Property Owners' Association, Inc., a Texas non-profit Corporation, on behalf of said Corporation.

*Christi Huckabee*



Notary Public, State of Texas

After recording return to: 4593 Sunrise Dr., Chandler TX 75758

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2022-00012894

As

Recorded On: 07/08/2022 01:42 PM Recordings - Land

Parties: SUNRISE SHORES PROPERTY OWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 3 Pages

Comment:

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 30.00

**File Information:**

Document Number: 2022-00012894

Receipt Number: 2022-13571

Recorded Date/Time: 07/08/2022 01:42 PM

Recorded By: Sonia Gonzalez

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\*\*\*\*\*DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT\*\*\*\*\*

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded  
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright".

County Clerk  
Henderson County, Texas

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**Record and Return To:**

SUNRISE SHORES PROPERTY OWNERS  
4593 SUNRISE DR

CHANDLER, TX 75758

