THUNDERBIRD POINT OWNERS ASSOCIATION

www.ThunderbirdPoint.com

Property Owners' Association Management Certificate

Thunderbird Point Owners Association, Inc., a Texas Non-Profit Corporation and Property Owners' Association as defined by Texas Property Code Chapter 209, hereby files this Management Certificate as required by Texas Property Code Section 209.004 - Management Certificates:

1. Name of the subdivision:

    a. Thunderbird Point

2. Name of the association:

    a. Thunderbird Point Owners Association

3. Recording data for subdivision:

    a. Article of Incorporation of Thunderbird Point Owners Association, filed In the Office of State of Texas February 5, 1980.
    b. Thunderbird Point Subdivision Section I and Section II, containing 788 Lots, as recorded in the Camp County Plat Records, Volume 1, Pages 44 and 44A- being part of a 288.417 AC. Tract described in Volume 173, Page 182, of the Deed Records of Camp County Texas and situated on the Harrison County School Survey Abstract No. 53, T.J. Connor Survey Abstract No. 28, and R.F. Lewis Survey, Abstract No. 149, Camp County TX, and being part of the five tracts conveyed to Cypress Ranch Company by G.M. Scott Jr. and wife, Nettie Scott by Warranty Deed dated 5 December 1969 and recorded in Vol. 120, Page 307 of the Deed Records of said County.

4. Recording data for the declaration:

    a. First Amended and Restated Declaration of Covenants, Conditions and Restrictions, filed for record July 19, 2021, file number 66,634, Volume 497, page 578-609 by Elaine Young, County Clerk, Camp County, Texas.

5. Name, address, and representative of association:

    a. Thunderbird Point Owners Association
    471 County Road 2603
    Pittsburg, TX 75686

THUNDERBIRD POINT OWNERS ASSOCIATION

www.ThunderbirdPoint.com

6. Association website: www.thunderbirdpoint.com

7. The association website contains the following appropriate information:

   a. Officers, Board of Directors, and Committees – Contact information
   b. Governing Documents Package
      i. Mission & Vision Statements
      ii. Covenants, Conditions and Restrictions
      iii. Certificate of Formation (Articles of Incorporation)
      iv. By-Laws
      v. Rules and Regulations
      vi. Appendices
   c. Association News, Events, Projects, Contact Information, etc.
   d. Association Document Download Section
   e. Board of Directors & Annual Meeting Minutes
   f. Thunderbird Volunteer Fire Department Information

SIGNED this 8 day of Aug, 2021.

Thunderbird Point Owners Association, Inc.

By Marshall Jackson
Marshall Jackson - President

ATTEST:
Debbie Thornton - Secretary

STATE OF TEXAS
COUNTY OF CAMP

This instrument was acknowledged before me on the 8 day of Aug, 2021, by Marshall Jackson, the President of Thunderbird Point Owners Association, Inc. a Texas corporation, on behalf of said corporation.

Debbie Thornton
Notary Public – State of Texas
My Commission Expires:

DEBBIE THORNTON
Notary Public, State of Texas
Comm. Expires 04-17-2024
Notary ID 128250694

(3)

2007

FILED FOR RECORD
at 2:00 o'clock P m
AUG 11 2021
ELAINE YOUNG
County Clerk, Camp County, Texas
By _____ Deputy

66,283

499/410

THE STATE OF TEXAS
COUNTY OF CAMP

I, ELAINE YOUNG, COUNTY CLERK, CAMP COUNTY, TEXAS do hereby certify that the foregoing instrument of writing with its Certificate of authentication was filed for record in my office on the 11th day of August A.D. 2021 at 2:00 o'clock P M. and duly recorded on the 11th day of August A.D. 2021 File no. 66,283 Vol. 499 Page 410 of Official Public Record of said county.
Witness my hand and seal of office Pittsburg, Texas the day and year last above written.

By: Susan Perry ELAINE YOUNG, COUNTY CLERK
SUSAN PERRY, DEPUTY