

Management Certificate

Amended 03/08/2026

Name of the Subdivision: Sunrise Estates Subdivision in Navarro County, Texas

Name of the Association: Sunrise Estates Property Owners Association (SEPOA)

Recording data for the Subdivision:

Sunrise Estates, Section One as shown by plat recorded in Volume 6, Page 235 and 236;
Sunrise Estates, Section Two as shown by plat recorded in Volume 6, Page 237 and 238;
Sunrise Estates, Section Three as shown by plat recorded in Volume 6, Page 257 and 258
of the Plat Records of Navarro County, Texas

Recording data for the Declaration:

Declaration of Covenants, Conditions, and Restrictions of Sunrise Estates
Recorded 3:30 P.M. July 7, 1988 Volume 1163, Page 780 of the records of Navarro
County, Texas.

First Amendment to the Declaration of Covenants, Conditions, and Restrictions for
Sunrise Estates Property Owners Association Recorded 11:06:23 A.M. February 21,
2023, Navarro County, Texas.

Name and Mailing Address of the Association:

Sunrise Estates Property Owners Association (SEPOA)
P. O. Box 3055, Corsicana TX 75151

Name and Mailing Address, Telephone, and Email Address of the Association's Board:

Ed Taffer, 1409 Meandering Way, Garland TX 75040-4213
Telephone: 214-207-8040 Email: edtafferhomes@gmail.com
Fred Durham, 630 SE County Road 3048C, Corsicana TX 75109-0782
Telephone: 972-693-6848 Email: fdurhambss@yahoo.com
Joanne Donnenberg, 1204 Shady Elm Lane, Lewisville TX 75067-2014
Telephone: 214-762-5229 Email: jdonnenberg1@verizon.net
Andrea Grant, 2152 Jordan Valley Rd., Dallas TX 75253-3745
Telephone: 214-876-1367 Email: tileduck@yahoo.com

Association Website Address: <https://sunriseestatesrflake.org>

Subdivision Fees: Effective upon date properly filed with Navarro County
\$150.00 Resale Certificate document package for property sale, upon request
\$150.00 Transfer fee per lot per transaction
\$50.00 Resale Certificate expedited request fee for a response in 6 business days
or less
\$45.00 Annual assessment (dues) per lot per year
\$25.00 Late fee
8% Annual interest per year on unpaid balances charged after 30 days past
due

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This section to be completed by the Notary Public.

State of Texas County of Denton

BEFORE ME, the undersigned Notary Public, appeared the persons making the above declaration, who under oath stated he/she has read, understands, and agrees to it, and that the declaration made is true and correct to the best of their knowledge.

SUBSCRIBED and SWORN TO before me, the undersigned Notary Public on this 9th day of March, 2026.

Printed Name:

Signature:

Date:

Edward A. Taffer

Edward A. Taffer

3/9/2026

President, Sunrise Estates Property Owners Association

[Signature]

My commission expires:

02/20/2028

Notary Public Signature

Notary's printed name:

Dawn A. Phillips

