

205780

2026 MANAGEMENT CERTIFICATE  
PURSUANT TO TEXAS PROPERTY CODE 215.013

THE STATE OF

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KNOW ALL MEN BY THESE PRESENTS:

TEXAS COUNTY OF

TRINITY

**NAME:** TRINITY COVE IMPROVEMENT ASSOCIATION, INC.

**ADDRESS:** P.O. Box 334, Trinity, Texas 75862

- (A) The name of the subdivision is: TRINITY COVE.
- (B) The name of the association is: TRINITY COVE IMPROVEMENT ASSOCIATION, INC., the physical address of the association is 104 Sunrise Dr., Trinity, Texas 75862, and the mailing address is P.O. Box 334, Trinity, Texas 75862.
- (C) The website of the Association is: <https://trinitycove.org>
- (E) The email address for the Association is: [tcia2012@yahoo.com](mailto:tcia2012@yahoo.com)
- (F) The phone number for the Association is: 936-594-3278
- (G) The name and mailing address of the person managing the association or the association's designated representative is: **RALPH P. WYNN, JR.**, P.O. Box 334, Trinity, Texas 75862.
- (H) The recording data for currently effective dedicatory instruments filed in the Official Public Records of Trinity County, Texas, are as follows:
  - (1) Articles of Incorporation for Trinity Cove Improvement Association, Inc. - Volume 1033, Page 0827 (0829)- attached to Management Certificate;
  - (2) Articles of Amendment to Articles of Incorporation of Trinity Cove Improvement Association, Inc. - Volume 1033, Page 0827 (0831) - attached to Management Certificate;
  - (3) Statement of Change of Registered Office/Agent - Volume 1033, Page 0827 (0834) - attached to Management Certificate; and
  - (4) Corrected Consolidated, Restated and Amended Restrictions and Reservations for Trinity Cove Subdivision- Volume 985, Page 1; and
  - (5) Alternative Payment Schedule Guidelines for Trinity Cove Property Owners Association, Inc. - Volume 1032, Page 0727.

(I) BYLAWS IDENTIFICATION:

- (1) Bylaws of Trinity Cove Improvement Association - Volume 919, Page 430, Official Public Records, Trinity County, Texas;
- (2) Bylaws of Trinity Cove Improvement Association - Volume 991, Page 33, Official Public Records, Trinity County, Texas;
- (3) Amended and Restated Bylaws of Trinity Cove Improvement Association - Volume 991, Page 33, Official Public Records, Trinity County, Texas; and
- (4) Amended and Restated Bylaws of Trinity Cove Improvement Association - Volume 1049, Page 0770, Official Public Records, Trinity County, Texas.

(J) OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Maintenance Fees - \$160.00 per lot, per year  
Transfer Property Fee - \$300.00 per lot  
Late Fees - 6% of amount owed  
Payment Plans (Preparation Fee) - \$30.00  
Resale Certificate - \$375.00 Maximum  
Updated Resale Certificate - \$75.00  
Lien Fee - \$50.00  
Lien Release Fee - \$40.00  
Yearly Short Term Rental Permit Fee - \$500.00  
Chicken Permit - \$25.00

Curable Deed Restriction Violations – include but not limited to:

Non-Maintenance of dwelling or other structures-exterior maintenance of primary dwelling and/or other structures, such as but not limited to garages, storage sheds, workshops, painting, roofing, siding, door, windows.  
\$100.00/month

Non-Maintenance of landscape- not maintain general landscape such as lawn mowing, shrub trimming, debris needing removed.  
\$100.00/month

Abandoned vehicles- no vehicles with expired registration, no vehicles on blocks, no vehicles with missing tires or noticeable parts or parked in/on roadway  
\$100.00/month

Keeping of livestock, poultry or any other farm animal including horses  
\$100.00/month

An act constituting a threat to health or safety  
\$100.00/month

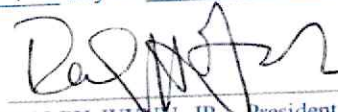
Short term rental violation i.e. AirBnB, VRBO or any other third party agency  
\$300.00/month

Chicken noncompliance (number of chickens, coop or run out of compliance.  
\$100.00/month

**OFFICERS:**

President:	Ralph P. Wynn Jr.
Vice-President:	David Youngblood
Treasurer:	Jerry Barry
Secretary:	Janelle Schmidt
Director:	John Ridinger
Director:	Glenda Hyde Vanderwarker

Executed the 19 day of Jan, 2026

  
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RALPH WYNN, JR., President

THE STATE OF TEXAS §

COUNTY OF Trinity §

On this day, personally appeared to me, RALPH P. WYNN JR., President of TRINITY COVE IMPROVEMENT ASSOCIATION, INC., known to me through the following method of identification: DL, to the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was his act, and that this document was executed for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of January 2026.

Christina S. Wynn  
Notary Public, State of Texas



at 11:00 FILED A o'clock A M

JAN 21 2026

Shasta Bergman  
SHASTA BERGMAN  
COUNTY CLERK TRINITY CO., TEXAS  
By Shasta Bergman Deputy

THE STATE OF TEXAS  
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Shasta Bergman  
County Clerk, Trinity County  
By Shasta Bergman Deputy

