

PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR

**GRAND HARBOR HOMEOWNERS ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Harris §

1. Name of Subdivision: Grand Harbor
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Grand Harbor Homeowners Association, Inc.
4. Recording Data for Association: See Below:

Lakes of Grand Harbor, Section 1, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas under Clerk's File No. Y928681:

Lakes of Grand Harbor, Section 2, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z050599;

Lakes of Grand Harbor, Section 3, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. 20100146864;

Estates at Grand Harbor, Section 1, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z448694

5. Recording Data for Declaration: See Below:
  - (a) Declaration of Covenants, Conditions and Restrictions for Grand Harbor, under Clerk's File No. Z019205, along with any amendments or supplements thereto;
  - (b) 1<sup>st</sup> Amendment to DCCR's is recorded under Film Code No. RP023840508
  - (c) 2<sup>nd</sup> Amendment to DCCR's is recorded under Film Code No. RP032880289
  - (d) Supplemental Declaration Providing for Annexation of Estates at Grand Harbor Sec. 1 into Grand Harbor Homeowners Association, under Clerk's File No. 20060047967;
  - (e) Supplemental Declaration Providing for Annexation of Lakes at Grand Harbor Sec. 2 into Grand Harbor Homeowners Association, under Clerk's File No. Z120805;
  - (f) Supplemental Declaration Providing for Annexation of Lakes at Grand Harbor Sec. 3 into Grand Harbor Homeowners Association, under Clerk's File No. 20100222062;
  - (g) Grand Harbor Homeowners Association, Inc., Notice of Dedicatory Instruments and Policy Manual, under Clerk's File No. 20110535169;
  - (h) Bylaws, under Clerk's File No. Z100424;
  - (i) Amendment to Bylaws, under Clerk's File No. 20120518890;

RP-2024-7296

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions dated 8/15/2016 are filed under Document Number RP-2016-378471:

- Application of Payments Policy
- Conflict of Interest Policy
- Assessment Collection Policy
- Drought-Resistant Landscaping & Natural Turf Guidelines
- Flag Display Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Solar Energy Device Guidelines
- E-mail Registration Policy
- Religious Item Display Guidelines
- Membership Voting Policy
- Payment Plan Policy
- Records Inspection Policy
- Records Retention Policy
- Uncurable Violation Enforcement Resolution
- Standby Electric Generators Guidelines
- Electronic & Telephonic Action Policy

Grand Harbor Homeowners Association, Inc. Violations & Fine Policy is filed under Document Number RP-2017-97968.

Grand Harbor Homeowners Association, Inc. Violations & Fine Policy dated 4/10/2017 is filed under Document No. RP-2017-156366

Grand Harbor Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2018-332360

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
[contact@spectrumam.com](mailto:contact@spectrumam.com)  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

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8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee = \$116.67

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 4<sup>th</sup> day of January, 2024

Grand Harbor Homeowners Association, Inc.

By: Shelby Welch  
Shelby Welch (of Spectrum Association Management) Managing Agent

State of Texas §

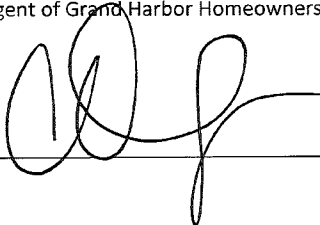
County of Bexar §

This instrument was acknowledged and signed before me on 4

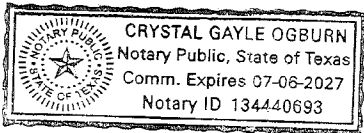
January, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Grand Harbor Homeowners Association, Inc., on behalf of said Association.

Notary Public, State of Texas



After Recording Return To:  
Spectrum Association Management  
Attn: Transitions  
17319 San Pedro Ave., Ste. #318  
San Antonio, TX 78232



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# Pages 5  
01/08/2024 09:24 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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