AMENDED MANAGEMENT CERTIFICATE 10.08.26

1 Harbor Point Subdivision

2 Harbor Point Owners Association
Phone 325-221-3355
Email harbor.point@yahoo.com
Address: 3381 Starboard Drive, May. TX. 76857
Website: harborpointownersassociation.net
President: Molina Welborn

3 Articles of Incorporation State of Texas August 2, 1979 File No. 48590101

4 Recording Data (Deed Restrictions I and II) filed Brown County
8/13/1979 Section I; Instrument 6088 Vol. 753, pages 867-871
8/13/1979 Section II; Instrument 6089 Vol. 753, pages 872-876

By-Laws Date created is unknown

Amendments to By-Laws
3/21/2008 Instrument 2987 Vol 1702 pages 297-298
7/11/2008 Instrument 5198 Vol 1712 pages 640-643
10/8/2008 Instrument 7423 Vol 1722 pages 830-831
9/15/2016 Instrument 20164337 pages 1-4
2/9/2021 Instrument 2100853 pages 1-5
9/15/2021 Instrument 2106621 pages 1-6

Amendments to Restrictions:
4/24/2000, Section I Amendment I Instrument 2599 Vol.1357, pages 523-525
4/24/2000, Section II Amendment II Instrument 2599 Vol. 1357, pages 523-525
4/24/2000, Section II Amendment I & II Instrument 2600 Vol. 1357 pages 526-528
3/22/2005 Section II Amendment III Instrument 2551 Volume 1564 pages 129-130
3/22/2005 Section I Amendment III Instrument 2552 Volume 1564 pages 131-132
8/28/2007 Section I Amendment IIII Instrument 6317 Volume 6317 773-774
10/15/2009, Section I Amendment IIII Instrument 6264 Vol 1760 page 304
5/10/2013, Section I & II Amendment ? Instrument 3336 Vol 87 pages 315-316
5/10/2013, Section I & II Amendment ? Instrument 3337 Vol 87 pages 317-318
5/10/2013, Section I Amendment V Instrument 3338 Vol 87 pages 319-320
5/10/2013, Section II Amendment V Instrument 3339 Vol 87 pages 321-322
1/12/2020, Section I & II Amendment V Instrument 2000194 pages 1-2
12/16/2020 Section I & II Amendment ? Instrument 2007449 pages 1-2
9/15/2021 Section I & II Amendment VI Instrument 2106622 pages 1-3
9/15/2021 Section I & II Amendment VII Instrument 2106623 pages 1-3
10/6/2021 Section I Amendment III Instrument 2107192 pages 1-3
5/10/2022 Section I & II Amendment VII Instrument 2203434 pages 1-2
5/23/2022 Section I & II Amendment VII Instrument 2204140 pages 1-3
9/16/2022 Section I & II Amendment IX Instrument 2206120 pages 1-2
9/16/2022 Section I & II Amendment VIII Instrument 2206121 pages 1-2
8/8/2023 Section I & II Amendment X Instrument 2304320 pages 1-2
5/8/2025 Combined Restrictions & Amendments Instrument 2502614 pages 1 of 8
7/16/2025 Table of Contents and minor revisions approved 2504024 pages 1 of 7

5. Document Retention Policy
5/10/23 Policy Instrument 3342 Vol 87 pages 327-328

6. Dog Policy
10/28/2008 Instrument 7867 Vol 1724 page 594, 595
12/17/2018 Instrument 1808192 pages 1-2
???? Instrument 2106620 pages 1-5
3/18/2022 Instrument 2201886 pages 1-3

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5/2/2022 Instrument 2202940 pages 1-3

7. Alternative Payment Schedule
   5/10/23 Instrument 3340 Vol 87 pages 323-324
   9/15/2021 Instrument 2106620 pages 1-5
8. Record Reproduction
   5/10/2013 Instrument 3341 Vol 87 pages 325-326
   12/17/2018 Instrument 180819 pages 1-2
9. Resale Certificate Fee $75.00
10. Levy of Fines
    5/8/2025 Instrument 2502613 pages 1 of 3.
11. Annual Meeting Minutes
    5/10/2013 July 14,2012 Annual Meeting Minutes Instrument 3344 Vol 87 page 331
    2/16/2016 July 11,2015 Annual Meeting Minutes Instrument 902 Vol 192 pages 565-567
    7/25/2016 July 25,2016 Annual Meeting Minutes Instrument 20164337 pages 1 of 9
    12/18/2018 July 8,2017 Annual Meeting Minutes Instrument 1808193 pages 1 of 5
    12/18/2018 July 14,2018 Annual Meeting Minutes Instrument 1808194 pages 1 of 5
    9/15/2021 July 10,2021 Annual Meeting Minutes Instrument 2106619 [ages 1 of 6
    7/28/2022 July 9,2022 Annual Meeting Minutes Instrument 2204985 pages 1 of 5
    8/4/2023 July 8,2023 Annual Meeting Minutes Instrument 2304219 pages 1 of 7
    12/18/2023 July 8,2023 Annual Meeting Minutes Instrument 2306713
12. Governing Document – By-Laws & Restrictions Combined
    12.29.2025 Instrument 2507190 pages 1 of 16.
    8.31.2026 Instrument 2604725 pages 1 of 12
13. Assessments – Assessments passed by HPOA Owners
    8.31.2026 Instrument 2604726 pages 1 of 2.
14. Policies – Policies adopted by the Board of Directors
    9.25.2026 Instrument 2605329 pages 1 of 3

Roger Templeton – Treasurer
Harbor Point Owners Association

MOLINA LYNN WELBORN
NOTARY PUBLIC
STATE OF TEXAS
ID# 12964887-1
EXPIRES 12-17-2029

STATE OF TEXAS §
COUNTY OF BROWN §

Before me, the undersigned authority, on this 8 day of October, 2026 personally appeared *Roger Templeton known to me thru Texas Drivers License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed on the* 8 day of October 2026.

Notary Public State of Texas

Return to:

Harbor Point Owners Association
3381 Starboard Drive
May, TX 76857

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SHARON FERGUSON

COUNTY CLERK

200 SOUTH BROADWAY, SUITE 101
BROWNWOOD TX 76801

PHONE (325) 643-2594

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 2605675

FILED FOR REGISTRATION OCTOBER 09,2026 10:48AM 2PGS $29.00

SUBMITTER: ROGER TEMPLETON

RETURN TO:

HARBOR POINT OWNERS ASSOCIATION
3381 STARBOARD DRIVE
MAY TX 76857

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 Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW HW

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