

MANAGEMENT CERTIFICATE  
HARBOUR ISLAND TOWNHOME OWNERS ASSOCIATION, INC.

STATE OF TEXAS                                 }  
   }  
COUNTY OF GALVESTON                    }       KNOW ALL MEN BY THESE PRESENTS:

**Name of Subdivision:** HARBOUR ISLAND TOWNHOMES also known as SOUTH SHORE  
HARBOUR MARINA TOWNHOMES, PHASE I AND PHASE II,  
GALVESTON COUNTY, TEXAS, and also known as SOUTH SHORE  
HARBOUR POINTE TOWNHOMES

**Name of Association:** SOUTH SHORE HARBOUR POINTE TOWNHOMES OWNERS'  
ASSOCIATION, INC., doing business as, HARBOUR ISLAND  
TOWNHOME OWNERS ASSOCIATION, INC.

**Recording Data for Subdivision:**

PLAT OF SOUTH SHORE HARBOUR SUBDIVISION, SECTION TWO, plat recorded under  
County Clerk's File No. 8434744, in the Plat Records of Galveston, County, Texas.

**Recording Data for Declaration:**

Community Declaration Easements, Restrictions and Covenants for South Shore Harbour  
Community Association, Inc., recorded in the Official Public Records of Galveston, County, Texas,  
under Clerk's File No. 8222944, and Film Code No. 001-80-1952, et seq.

Supplemental Declaration for Third Subdivision of South Shore Harbour Community Association,  
Inc., recorded in the Official Public Records of Real Property of Galveston, County, Texas, under  
Clerk's File No. 8434745, and Film Code No. 003-22-0105 et seq.

**Mailing Address of Association:** c/o 114 Slossen Street, Webster, TX 77598;

**Management Company:** Pegasus Properties, Inc., 114 Slossen Street, Webster, TX 77598;  
designated representative is Pegasus Properties, Inc.; email: [hoaassistant@pegasusproperty.com](mailto:hoaassistant@pegasusproperty.com);  
telephone 281-338-1654.

**Association Information:** Articles of Incorporation filed with Secretary of State July 10, 1985;  
Charter No. 75890301.

**Fees:** Transfer Fee is \$125.00; Resale Certificate is \$200.00; Fee for Refinance Statement is \$150.00;  
Property Questionnaire is \$200.00.

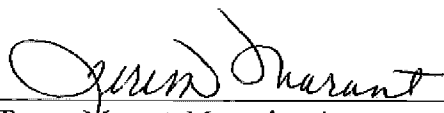
This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard,  
Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. [mike@treecelaw.com](mailto:mike@treecelaw.com).

Note: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at:  
[www.pegasusproperty.com](http://www.pegasusproperty.com)

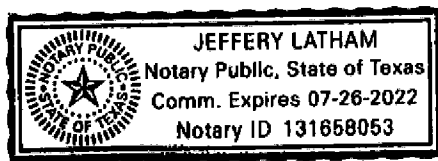
EXECUTED this 24 day of AUGUST, 2021.

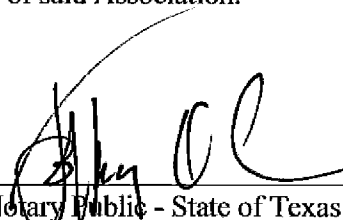
**Harbour Island Townhome Owners  
Association, Inc.**

By:   
Teresa Morant, Managing Agent

STATE OF TEXAS       }  
                                     }  
COUNTY OF HARRIS   }

The foregoing instrument was acknowledged before me by the said Teresa Morant, in her official capacity as Managing Agent of Harbour Island Townhome Owners Association, Inc., on this 24th day of AUGUST, 2021, on behalf of said Association.



  
Notary Public - State of Texas

Prepared by:  
Trecee Law Firm, P.C.  
1020 Bay Area Blvd. Suite 200  
Houston, Texas 77058

## FILED AND RECORDED

Instrument Number: 2021062227

Recording Fee: 30.00

Number Of Pages:3

Filing and Recording Date: 08/25/2021 11:49AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*