

PROPERTY OWNERS ASSOCIATION 4TH AMENDED MANAGEMENT CERTIFICATE FOR

**HARBOR HEIGHTS PROPERTY OWNERS 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 San Patricio       §

1.     Name of Subdivision:                   Harbor Heights
2.     Subdivision Location:                San Patricio County
3.     Name of Homeowners Association: Harbor Heights Property Owners Association, Inc.
4.     Recording Data for Association:

Plat is filed under Document No. 665443  
Plat Phase 2 is filed under Document No. 696521  
**Plat Phase 3 is filed under Document No. 720021**  
**Plat Phase 4 is filed under Document No. 749248**

5.     Recording Data for Declaration:

Declaration is filed at the county under 678503  
First Amendment to the Declarations is filed under Document No. 678966  
Certificate of Annexation to Master Declaration, Phase 2 is filed under Document No. 701991  
Certificate of Annexation to Master Declaration, Phase 3 is filed under Document No. 746341  
**Certificate of Annexation to Master Declaration Phase 3 is filed under Document No. 749108 & 748696**  
**Certificate of Annexation to Master Declaration Phase 4 is filed under Document No. 749915**

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

Notice of Filing of Dedicatory Instruments is filed under Document No. 679057 which includes the following documents:

Bylaws of the Association  
Uncurable Violation Enforcement Resolution  
Standby Electric Generators Guidelines  
Records Retention Policy and Records Inspection Policy  
Electronic and Telephonic Action Policy  
Email Registration Policy  
Violation Enforcement Resolution  
Rainwater Collection Devices Guidelines  
Flag Display Guidelines  
Solar Energy and Roofing Materials Guidelines

Religious Item Display Guidelines  
Membership Voting Policy  
Conflict of Interest Policy  
Application of Payment Policy  
Certificate of Formation

The following resolutions, policies, and guidelines are filed under Document No. 679227:

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

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  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

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
- Working Capital Fee (**Homeowner to Homeowner**) = \$200.00

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 31<sup>st</sup> day of March, 2025.

Harbor Heights Property Owners Association, Inc.

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

State of Texas     §

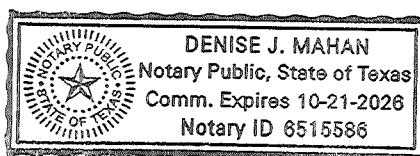
County of Bexar     §

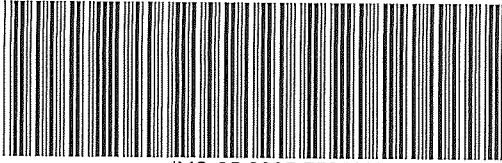
This instrument was acknowledged and signed before me on 31<sup>st</sup>  
March, 2025 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Harbor Heights Property Owners Association, Inc., on behalf of  
said association.

Denise J. Mahan  
Notary Public, State of Texas

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





\*VG-35-2025-750568\*

**San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk**

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**Instrument Number: 750568**

Real Property Recordings

Recorded On: April 14, 2025 11:08 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

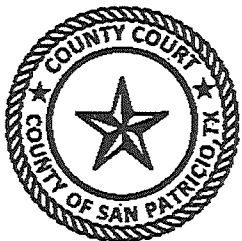
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 750568  
Receipt Number: 20250414000026  
Recorded Date/Time: April 14, 2025 11:08 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

SECTRUM ASSOCIATION MANAGEMENT ATTN TRANSITIONS  
17319 SAN PEDRO AVE STE 318  
  
SAN ANTONIO TX 78232



**STATE OF TEXAS  
San Patricio County**

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas**

Gracie Alaniz-Gonzales  
San Patricio County Clerk  
San Patricio County, TX