

Cape Royale

PROPERTY OWNERS'S ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Cape Royale Property Owners' Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Restrictions of Forest Cove	San Jacinto County Clerk's records at Volume 180, Page 273	Volume 110, Page 209 and Volume 114, Page 384, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of Forest Cove	San Jacinto County Clerk's records at Volume 112, Page 39	As stated in said Restrictions
Amendment to Restrictions of Forest Cove	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto County Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions
Restrictions of Harbour Point Estates	San Jacinto County Clerk's records at Volume 240, Page 360	Volume 83, Page 9111, and Volume 85, Page 1735, Map Records, San Jacinto County, Texas; and as stated in said Restrictions

20233261

Amendment to Restrictions of Harbour Point Estates	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions
Restrictions of Harbour Point Estates II	San Jacinto County Clerk's records at Volume 156, Page 737	Volume 152, Page 616, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of Harbour Point Estates II	San Jacinto County Clerk's records at 20233031/15572 et seq.	As stated in said Restrictions
Declaration of Covenants, Conditions and Restrictions Harbour Villas Section I	San Jacinto County Clerk's records at Volume 122, Page 468	Volume 4, Page 34, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amended and Restated Declaration of Harbour Villas Section I	San Jacinto County Clerk's records at File No. 20187721	As stated in said Declaration

Amendment to Restrictions
of Harbour Villas Section I

See Consolidated Deed
Restrictions for Cape Royale
Subdivisions, to San Jacinto
County Clerk's records at
20192900; amended
Consolidated Deed
Restrictions for Cape Royale
Subdivisions, San Jacinto
County Clerk's Records at
20222969 and 20231309; and
amended at Restricting for
Cape Royale subdivisions at
San Jacinto County Clerk's
records at 20233028 / 15519
et seq.

As stated in said Restrictions

Restrictions of Harbour
Villas Section II

San Jacinto County Clerk's
records at Volume 130, 171

Volume 7, Page 51, Map
Records, San Jacinto County,
Texas; and as stated in said
Restrictions

Amendment to Restrictions
of Harbour Villas Section II

See Consolidated Deed
Restrictions for Cape Royale
Subdivisions, to San Jacinto
County Clerk's records at
20192900; amended
Consolidated Deed
Restrictions for Cape Royale
Subdivisions, San Jacinto
County Clerk's Records at
20222969 and 20231309; and
amended at Restricting for
Cape Royale subdivisions at
San Jacinto County Clerk's
records at 20233028 / 15519
et seq.

As stated in said Restrictions

Restrictions of Harbour Point
Condo

San Jacinto County Clerk's
records at Volume A, Page 1

Volume A, Page 1, Map
Records, San Jacinto County,
Texas; and as stated in said
Restrictions

Amendment to Restrictions of Harbour Point Condo	San Jacinto County Clerk's records at Volume A, Page 20	As stated in said Restrictions
Amendment to Restrictions of Harbour Point Condo	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Records
Restrictions of Imperial Estates	San Jacinto County Clerk's records at Volume 243, Page 916	Volume 6, Page 51, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of Imperial Estates	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Records
Restrictions of Imperial Estates II	San Jacinto County Clerk's records at Volume 127, Page 5	Volume 126, Page 800, Map Records, San Jacinto County, Texas; and as stated in said Restrictions

Amendments to Restrictions of Imperial Estates II	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Records
Restrictions of Imperial Point	San Jacinto County Clerk's records at Volume 119, Page 68	Volume 118, Page 504 ND Volume 130, Page 172, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of Imperial Point	San Jacinto County Clerk's records at Volume 185, Page 139	As stated in said Restrictions
Amendment to Restrictions of Imperial Point	San Jacinto County Clerk's records at Volume 180, Page 277	As stated in said Restrictions
Amendment to Restrictions of Imperial Point	San Jacinto County Clerk's records at Volume 62, Page 507	As stated in said Restrictions
Amendment of Restrictions Imperial Point	San Jacinto County Clerk's records at File No. 20170569	As stated in said Restrictions
Amendment to Restrictions of Imperial Point	San Jacinto County Clerk's records at 20233032 / 15590 et seq.	As stated in said Restrictions

Restrictions of King's Point	San Jacinto County Clerk's records at Volume 175, Page 85	As stated in said Restrictions
Amendment to Restrictions of King's Point	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions
Restrictions of King's Ridge	San Jacinto County Clerk's records at Volume 122, Page 81	Volume 121, Page 375, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of King's Ridge	San Jacinto County Clerk's records at Volume 203, Page 258	As stated in said Restrictions
Amendment to Restrictions of King's Ridge	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions

Declaration of Covenants, Conditions and Restrictions of King's Ridge Cove	San Jacinto County Clerk's records at Volume 82, Page 934	Volume 81, Page 531, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to the Declaration of Covenants Conditions and Conditions of Kings Ridge Cove	San Jacinto County Clerk's records at File No. 20194567	As stated in said Declaration
Amendment to Restrictions of King's Ridge Cove	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions
Restrictions of King's Ridge II	San Jacinto County Clerk's records at Volume 207, Page 587	Volume 6, Page 34, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of King's Ridge II	San Jacinto County Clerk's records at Volume 209, Page 799	As stated in said Restrictions

Amendment to Restrictions of King's Ridge II	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions
Restrictions of King's Ridge III	San Jacinto County Clerk's records at Volume 234, Page 576	Volume 6, Page 50, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Correction to Restrictions of King's Ridge III	San Jacinto County Clerk's records at Volume 243, Page 908	As stated in said Restrictions
Amendment to Restrictions of King's Ridge III	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions

Restrictions of Pine Harbour	San Jacinto County Clerk's records at Volume 115, Page 172	Volume 114, Page 385, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of Pine Harbour	San Jacinto County Clerk's records at Volume 115, Page 164	As stated in said Restrictions
Amendment to Restrictions of Pine Harbour	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto County Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions
Restrictions of the Reserves (Reserves I)	San Jacinto County Clerk's records at Volume 247, Page 713	Volume 247, Page 176, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of the Reserves (Reserves I)	San Jacinto County Clerk's records at Volume 297, Page 404	As stated in said Restrictions
Amendment to Restrictions of the Reserves (Reserves I)	San Jacinto County Clerk's records at File No. 20191437	As stated in said Restrictions
Amendment to Restrictions of the Reserves (Reserves I)	San Jacinto County Clerk's records at 20233029 / 15526 et seq.	As stated in said Restrictions

Restrictions of Reserves II	San Jacinto County Clerk's records at Volume 268, Page 552	Volume 263, Page 525, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of Reserves II	San Jacinto County Clerk's records at File No. 20070455	As stated in said Restrictions
Amendment to Restrictions of Reserves II	San Jacinto County Clerk's records at 20233030 / 15558 et seq.	As stated in said Restrictions
Restrictions of Royale Greens	San Jacinto County Clerk's records at Volume 116, Page 84	Volume 115, Page 265, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of Royale Greens	San Jacinto County Clerk's records at Volume 117, Page 101	As stated in said Restrictions
Amendment to Restrictions of Royale Greens	San Jacinto County Clerk's records at Volume 878, Page 990	As stated in said Restrictions

Amendment to Restrictions of Royale Greens	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 20192900; amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions
Restrictions of Villa De Marina I, II, III, & IV	San Jacinto County Clerk's records at Volume 168, Page 554	Volume 5, Pages 11, 15, 18, 19, and Volume 5, Page 38, Map Records, San Jacinto County, Texas; and as stated in said Restrictions
Amendment to Restrictions of Villa De Marina I, II, III, & IV	San Jacinto County Clerk's records at Volume 161, Page 258	As stated in said Restrictions
Amendment to Restrictions of Villa De Marina I, II, III, & IV	San Jacinto County Clerk's records at Volume 163, Page 720	As stated in said Restrictions
Amendment to Restrictions of Villa De Marina I, II, III, & IV	See Consolidated Deed Restrictions for Cape Royale Subdivisions, to San Jacinto Count Clerk's records at 201929009 amended Consolidated Deed Restrictions for Cape Royale Subdivisions, San Jacinto County Clerk's Records at 20222969 and 20231309; and amended at Restricting for Cape Royale subdivisions at San Jacinto County Clerk's records at 20233028 / 15519 et seq.	As stated in said Restrictions

Amendment to Bylaws	San Jacinto County Clerk's records File No. 20203808	As stated in said Bylaws
Amendment to Bylaws	San Jacinto County Clerk's records at 20222948 / 1550 et seq.	As stated in said Bylaws
Firearms, Fireworks, Open Fires Policy	San Jacinto County Clerk's records at File No. 20053242	As stated in said Policy
Records Retention Policy; Payment Plan Policy; Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels; Books and Records Production Policy; First Amended Policy Resolution; Appropriate Off-Street Parking of Vehicles; Marina and Boat Launch Usage Policy; Rules and Regulations for Use of Clubhouse and Kitchen	San Jacinto County Clerk's records at File No. 20116604	As stated in said Policy
Marina and Boat Launch Usage Policy and Procedure	San Jacinto County Clerk's records at File No. 20164654	As stated in said Policy
Collection/Payment Plan Policy	San Jacinto County Clerk's records at File No. 20227030 / 36939 et seq.	As stated in said Policy
Game Management-Bow Hunting Policy	San Jacinto County Clerk's records at File No. 20195393	As stated in said Policy
Black Mold Policy	San Jacinto County Clerk's records at 20225305 / 278999 et seq.	As stated in said Policy

20233261

Construction Information Manual	San Jacinto County Clerk's records at 202303281 / 1626 et seq.	As stated in said Policy
Policies & Procedures; Future Collections and Assessments and Other Charges to the Association	San Jacinto County Clerk's records at 202270301 / 36939 et seq.	As stated in said Policies
Violations Policy	San Jacinto County Clerk's records at 20225303 / 27888 et seq.	As stated in said Policy
Variance / Exceptions to Governing Document Request Policy	San Jacinto County Clerk's records at 20225302 / 27883 et seq.	As stated in said Policy
Security Camera and DVR Policy	San Jacinto County Clerk's records at 20206274 / 32120 et seq.	As stated in said Policy
Property Damage Policy	San Jacinto County Clerk's records at 20225301 / 27880 et seq.	As stated in said Policy
Toll Tag/Transponder Use Policy	San Jacinto County Clerk's records at 20210608 / 3157 et seq.	As stated in said Policy
Procedure and Guidelines for the Exercise / Architectural Review Authority	San Jacinto County Clerk's records at 20217037 / 36687 et seq.	As stated in said Policy
Contract Procurement Policy	San Jacinto County Clerk's records at 20217035 / 36668 et seq.	As stated in said Policy
Conducting Hearings Policy	San Jacinto County Clerk's records at 20217038 / 36695 et seq.	As stated in said Policy

Debt Resolution Policy	San Jacinto County Clerk's records at 2022837 / 14967 et seq.	As stated in said Policy
Rules and Regulations Concerning Security Measures, Metal Fencing, Religious Displays and Swimming Pool Enclosure	San Jacinto County Clerk's records at 20217036 / 36678 et seq.	As stated in said Policy
Policies Adopted by The Board	San Jacinto County Clerk's records at 20228441 / 44131 et seq.	As stated in said Policy
Outside Fires Policy	San Jacinto County Clerk's records at 20228443 / 44140 et seq.	As stated in said Policy
Property Damage Policy	San Jacinto County Clerk's records at 20225301 / 27880 et seq.	As stated in said Policy
Toll Tag/Transponder Use Policy	San Jacinto County Clerk's records at 20210608 / 3157 et seq.	As stated in said Policy
Procedures and Guidelines for the Exercise/Architectural Review Authority	San Jacinto County Clerk's records at 20217037 / 36687 et seq.	As stated in said Policy
Contract Procurement Policy	San Jacinto County Clerk's records at 20217035 / 36668 et seq.	As stated in said Policy

Name and Mailing Address for Association

Cape Royale Property Owner's Association, Inc.

c/o GrandManors

P.O. Box 803555

Dallas, Texas 75380-3555

Name and Mailing Address of Person ManagingThe Association or its Designated Representative

Grand Manors

P.O. Box 803555

Dallas, Texas 75380-3555

Telephone Number to contact the Association

(855) 947 2636

Email Address to contact the Association

CAPROYAL@ciiramail.com

Association Website

www.grandmanors.com

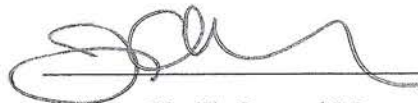
www.caperoyale.org

Transfer of Title Fees

Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$200.00
Refinance Fee:	\$250.00
Conveyance Fee Surcharge for Delinquent Accounts:	\$150.00
Conveyance Processing Fee:	\$265.00
Statement of Account:	\$250.00
Capitalization Fee:	\$2,000.00 or two times the then annual maintenance assessment, whichever is greater, assessed against the purchaser or transferee.

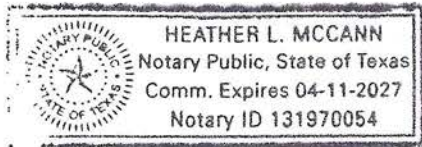
Executed on this the 7th day of June, 2023

Cape Royale Property Owners Association, Inc.,
a Texas non-profit corporation, acting by and
through its managing agent, GrandManors



Jennifer Khalil, General Manager

This instrument was acknowledged before me on the 7th day of June, 2023, by Jennifer Khalil, General Manager with GrandManors, the managing agent for Cape Royale Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said county.



Heather L. McCann
Notary Public, State of Texas

Filed for Record in:
San Jacinto County

On: Jun 07, 2023 at 01:07P

As a
Recording

Document Number: 20233261

Amount 85.00

Receipt Number - 60806

By:

Dawn Wright

STATE OF TEXAS
COUNTY OF SAN JACINTO
I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

Jun 07, 2023

Dawn Wright, County Clerk
San Jacinto County, Texas