

Hood County Clerk  
201 W Bridge Street  
PO BOX 339  
Granbury, Texas 76048  
Phone: 817-579-3222

Document Number: 2021-0019429 -  
Filed and Recorded - Real Records

AMENDED MANAGEMENT CERTIFICATE

Grantor: HARBOR LAKES HOA INC

Pages: 5

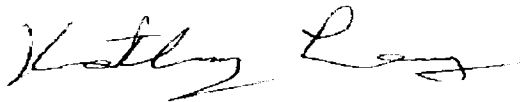
Recorded On: 10/28/2021 12:40 PM

**This page is a permanent part of the document.  
Do Not Destroy**

<b>Recorded On:</b>	10/28/2021 12:40 PM	<b>Notes:</b>          
<b>Document Number:</b>	2021-0019429	
<b>Receipt Number:</b>	R2119218	
<b>Amount:</b>	\$33.00	
<b>Recorded By:</b>	Simplifile	

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.

**I hereby certify that this instrument was filed and duly  
recorded in the Official Records of Hood County, Texas**



Katie Lang  
County Clerk  
Hood County, Texas



**Return To:**

SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO AVE  
SAN ANTONIO, TX 78232-1443



PROPERTY OWNERS ASSOCIATION 3<sup>rd</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**HARBOR LAKES 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 Hood               §

1.     Name of Subdivision:                   Harbor lakes
2.     Subdivision Location:               Hood County
3.     Name of Homeowners Association: Harbor Lakes Homeowners Association, Inc.
4.     Recording Data for Association:
  - The plat of Phase 1A was recorded on December 28,200, in Cabinet B, Slide 130, Plat Records, Hood County, Texas.
  - The plat of Phase 1B was recorded on June 14,2001, in Cabinet B, Slide 167, Plat Records, Hood County, Texas.
  - The plat of Phase 2 was recorded on June 5, 2001, in Cabinet B, Slide 166, Plat Records, Hood County, Texas.
  - The plat of Phase 3 was recorded on March 26, 2004, in Cabinet B, slide 310, Plat Records, Hood County, Texas.
  - The plat of Phase 4 was recorded on December 7, 2004, in Cabinet B, Slide 363, Plat Records, Hood County, Texas.
  - The plat of Phase 6B was recorded on January 29, 2007, in Cabinet C, Slide 119, Plat Records, Hood County, Texas.
  - The plat of Phase 8, Section I was recorded on June 19, 2007, in Cabinet C, slide 148, Plat Records, hood County, Texas.
  - The plat of Heron's Nest Condominium Association was recorded on January 29, 2000 in Cabinet C, Slide 120, Plat Records, hood County, Texas.
  - The plat of The Vineyards Townhome association was recorded on December 29, 2006, in Cabinet C, Slide 111, Plat Records, Hood County, Texas.
  - The plat of Phase 8, Section II was recorded on March 22, 2015, Slide P-505, Plat Records, Hood County, Texas.
  - The plat of Section 5, The Quarry at Harbor Lakes was recorded on September 20, 2016, Slide 551, Plat Records, Hood County, Texas.
  - The plat of Section 7 was recorded on August 29, 2017, Slide 604, Plat Records, Hood County, Texas.
  - The Plat of Section 10, The Traditions was recorded on August 29, 2017, Slide 603, Plat Records, Hood County, Texas.
  - The plat of Section 15, Aviara was recorded on November 20, 2017, slide 623, Plat Records, Hood County.

5. Recording Data for Declaration: Amended and Restated Declaration of Covenants, Conditions & Restrictions for Harbor Lakes is filed under Document No. 07200, In Volume 1755, Page 0738.  
 First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Harbor Lakes is filed under Document No. 2010-0007180.  
 Declaration of Annexation and Supplemental Declaration No. 1 (Villas) is filed under Document No. 10879, Volume 2023, page 0259.  
 Declaration of Annexation and supplemental Declaration No. 3-A (Vineyards at Harbor Lakes) is filed under Document No. 16487, Volume 2234, Page 0113.  
 Declaration of Covenants, Conditions and Restrictions for The Vineyards at Harbor Lakes are filed under Document No. 2014-0005009.  
 Declaration of Annexation and Supplemental Declaration No. 3-B (Heron's Nest at Harbor Lakes) is filed under Document No. 16488, Volume 2234, Page 0121.  
 Amended and Restated Maintenance Declaration for Villas of Harbor Lakes is filed under Document No. 12199, Volume 2028, Page 0927.  
 Second Amended and Restate Declaration of Annexation and Supplemental Declaration No. 2 (Harbor Lakes – Section 4) is filed under Document No. 20451, Volume 2063, Page 0940.  
 Section 6B Declaration of Annexation and Supplemental Declaration is filed under Document No. 10511, Volume 2308, Page 0416.  
 Section 8 (Phase 1) Declaration of Annexation and Supplemental Declaration is filed under Document No. 14823, Volume 2326, page 0780.  
 First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions is filed under Document No. 18939, Volume 2010, page 0095.  
 Declaration of Annexation and Maintenance Declaration for Section 5, The quarry at Harbor Lakes is filed under Document No. 2016-0010979.  
 Declaration of Annexation and Supplemental Declaration for Section 13, The Hideaway is filed under Document No. 2016-0013890.  
 Annexation and Maintenance Declaration for Section 10, The Traditions is filed under Document No. 2017-0011548.  
 First Amendment to Annexation and Maintenance Declaration for Section 10, The Traditions, is filed under Document No. 2017-0015766.  
 Supplemental Declaration for Harbor Lakes, Section 7, is filed under Document No. 2017-0011348.  
 Annexation and Maintenance Declaration for Section 15, Aviara, is filed under Document No. 2017-0014113.  
 The Second Amendment to the Amended and Restated Declaration of covenants, Conditions, and Restrictions for Harbor Lakes is filed under Document No. 2017-0012569.  
 Section 14, The Plantation at Harbor Lakes Declaration of Annexation and Supplemental Declaration is filed under Document No. 2018-0001462.  
 Assignment of Declarant's right under Declaration of Covenants, Conditions and Restrictions for Harbor Lakes and Assumption of Declarant's Obligations and Duties are filed under Documents No. 2015-0003061.  
 Notice of filing of Dedicatory Instruments for Harbor Lakes is filed under Document No. 18939.  
 Second Supplement to the Notice of Filing of Dedicatory Instruments is filed under Document No. 2014-0000520.  
 Third Supplement to the Notice of Filing of Dedicatory Instruments is filed under Document No. 2016-0007343.  
 Notice of Filing of Dedicatory Instruments (Covenant Enforcement Policy) is filed under Document No. 2017-0012046.  
 The Second amendment to Real Estate Purchases and sale Agreements were filed on Sep 13, 2006 at 8:12.  
 The Special Warranty Deed is filed under Document NO. 02592
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Harbor Lakes Homeowners Association, Inc. Bylaws are filed under Volume 1880, Page 0569.  
First Amendment to the Bylaws is filed under Document No. 2010-0012627.  
Second Amendment to the Bylaws is filed under Document No. 2018-0002025.

Notice of Architectural Standards Bulletin is filed under Document No. 10970

All Resolutions, Policies, and, Guidelines are filed under Document No. 2011-0013014

The below Harbor Lakes Homeowners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 2019-0016501.

- Violation Enforcement Resolution
- Billing Policy and Payment Plan Guidelines

The below Harbor Lakes Homeowners Association, Inc. Resolutions, Policies, and Guidelines are filed under Document No. 2020-0010135

- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Membership Voting Policy
- Application of Payments Policy
- Covenant Enforcement and Finding Policy
- Violation Schedule
- Uncurable Violation Enforcement Resolution
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Land Use for Adjacent Lots Guidelines
- Religious Display Guidelines
- Standby Electric Generators Guidelines

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

**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 27 day of October, 2021.

Harbor Lakes Homeowners Association, Inc.

By: [Signature]  
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27  
October, 2021 by Shelby Schilleci, representative of Spectrum Association Management, the Managing Agent of Harbor Lakes Homeowners Association, Inc., on behalf of said association.

[Signature]  
Notary Public, State of Texas

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

