

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**MANAGEMENT CERTIFICATE OF
HARBOUR COVE ESTATES RESIDENTIAL ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of Harbour Cove Estates Residential Association, Inc., the property owner's association for Harbour Cove Estates, a residential subdivision in Seabrook, Harris County, Texas, (the "Subdivision") submits this Management Certificate of Harbour Cove Estates Residential Association, Inc.

1. The name of the Subdivision is Harbour Cove Estates.
2. The name of the association for the Subdivision is Harbour Cove Residential Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Real Property Records of Harris County, Texas, as follows:

Final Plat Harbour Cove Estates Subdivision Section One, in the City of Seabrook, Harris County, Texas, according to the map or plat thereof recorded under File No. P136797, Film Code No. 355116, of the Map Records of Harris County, Texas;

Replat of Lots 19, 20 & 21, Block 2, Out of the Harbour Cove Estates Subdivision - Section One Film Code No. 355116 H.C.M.R, in the City of Seabrook, Harris County, Texas, according to the map or plat thereof recorded under File No. P650541, Film Code No. 358077 of the Map Records of Harris County, Texas;

Plat of Harbour Cove Estates - Section Two Being a Partial Replat of Reserve Area "A" of the Harbour Cove Estates Subdivision Section One as Recorded at Film Code No. 355116 of the Map Records of Harris County, Texas, in the City of Seabrook, Harris County, Texas, according to the map or plat thereof recorded under File No. R811026, Film Code No. 375098 of the Map Records of Harris County, Texas;

Replat of Harbour Cove Estates - Section Two Being a Partial Replat of Reserve Area "A" of the Harbour Cove Estates Subdivision Section One as Recorded at Film Code No. 355116 of the Map Records of Harris County, Texas, in the City of Seabrook, Harris County, Texas, according to the map or plat thereof recorded under File No. S029800, Film Code No. 379017 of the Map Records of Harris County, Texas;

Final Plat Harbour Cove Estates Section Three, in the City of Seabrook, Harris County, Texas, according to the map or plat thereof recorded under File No. S355098, Film Code No. 385140 of the Map Records of Harris County, Texas.

4. The Declaration of Covenants, Conditions and Restrictions for Harbour Cove Estates, Harris County, Texas has been recorded in the Real Property Records of Harris County, Texas, under County Clerk's File No. P270641, Film Code No. 161-60-2405. First Supplementary Declaration of Covenants, Conditions and Restrictions for Harbour Cove Estates, Harris, County, Texas has been recorded in the Real Property Records of Harris County, Texas, under County Clerk's File No. R835719, Film Code No 507-58-2195. Second Supplementary Declaration of Covenants, Conditions and Restrictions for Harbour Cove Estates, Harris County, Texas (Section III) has been recorded in the Real Property Records of Harris County, Texas, under County Clerk's File No. S449907, Film Code No. 513-01-2637. The foregoing are collectively referred to as "Declaration".

5. The contact information of the Association, and that of the person managing the Association, is c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook; jcook@lpidev.net; (281) 947-8675, lpipropertymanagement.com. The current transfer fee for the transfer of any Lot in the Association is \$200.00.

6. A true and correct copy of the Bylaws for the Association has been recorded in the Real Property Records of Harris County, Texas, under County Clerk's File No. U147795, Film Code No. 529-86-2409. A true and correct copy of Amendment to Bylaws of the Association has been recorded in the Real Property Records of Harris County, Texas, under County Clerk's File No. 20120375638, Film Code No. RP 083-55-1406. A true and correct copy of the Articles of Incorporation, and Bylaws of the Association have been recorded in the Real Property Records of Harris County, Texas under County Clerk's File No. Y569726, Film Code No. RP 007-53-0743.

7. True and correct copies of the current Statement of Fine Policy, Membership Voting Policy for the Harbour Cove Estates Residential Association, Inc., and Architectural Guidelines for the Harbour Cove Estates Residential Association, Inc. are attached to that certain Amended Management Certificate for Harbour Cove Estates Residential Association, Inc., recorded in the Real Property Records of Harris County, Texas, under County Clerk's File No. 20110543872, Film Code No. RP 080-40-0618.

8. That certain E-mail Registration Policy for the Harbour Cove Estates Residential Association, Inc. recorded in the Real Property Records of Harris County, Texas, under County Clerk's File No. 20110543872, Film Code No. RP 080-40-0618 is hereby revoked.

9. True and correct copies of the current Alternative Payment Schedule Policy, Collection Referral Policy, Delinquency Collection Policy, Document Production and Copying Policy, and Document Retention Policy are attached to that certain Management Certificate for Harbour Cove Estates Residential Association, Inc., recorded in the Real Property Records of Harris County, Texas, under County Clerk's Film Code No. RP-2017-370877. A true and correct copy of the current Exterior Maintenance Policy is attached to that certain Management Certificate for Harbour Cove Estates Residential Association, Inc. recorded in the Real Property Records of Harris County, Texas, under County Clerk's Film Code No. RP-2018-13061.

10. A true and correct copy of the current ACC Landscape Modification Policy, Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, and Deed Restriction Violation Dispute Policy are attached hereto. All other prior policies by the same name are hereby revoked.

Signed this 20th day of January, 2021.

HARBOUR COVE ESTATES
RESIDENTIAL ASSOCIATION, INC.

By: [Signature]
Name: Brooke Weissinger
Title: Director

STATE OF TEXAS

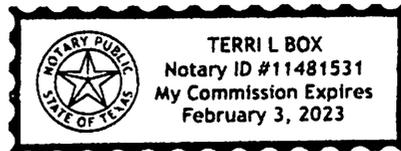
COUNTY OF Harris

This instrument was acknowledged before me on the 20th day of January, 2021 by Brooke Weissinger, Director of Harbour Cove Estates Residential Association, Inc., a Texas not for profit corporation, on behalf of said not for profit corporation

[Signature]

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
Carl Jay Quezada
Quezada Law Firm P.C.
106 E. Willowick
Friendswood, Texas 77546



9. This and correct copies of the current Alternative Payment Schedule Policy, Collection Policy, Document Production and Copying Policy and Document Retention Policy are attached to this certain Management Agreement for the purpose of the Alternative Payment Schedule Policy. A true and correct copy of the current Alternative Payment Schedule Policy is attached to this certain Management Agreement for the purpose of the Alternative Payment Schedule Policy. A true and correct copy of the current Alternative Payment Schedule Policy is attached to this certain Management Agreement for the purpose of the Alternative Payment Schedule Policy. A true and correct copy of the current Alternative Payment Schedule Policy is attached to this certain Management Agreement for the purpose of the Alternative Payment Schedule Policy.

10. A true and correct copy of the current ACC Landscaping Modification Policy, Collection Policy, Document Production and Copying Policy, and Document Retention Policy are attached to this certain Management Agreement for the purpose of the Alternative Payment Schedule Policy. A true and correct copy of the current ACC Landscaping Modification Policy is attached to this certain Management Agreement for the purpose of the Alternative Payment Schedule Policy. A true and correct copy of the current ACC Landscaping Modification Policy is attached to this certain Management Agreement for the purpose of the Alternative Payment Schedule Policy. A true and correct copy of the current ACC Landscaping Modification Policy is attached to this certain Management Agreement for the purpose of the Alternative Payment Schedule Policy.

This Agreement is made on this _____ day of _____, 2023.

HARBOR GOVERNMENT
RESIDENTIAL ASSOCIATION

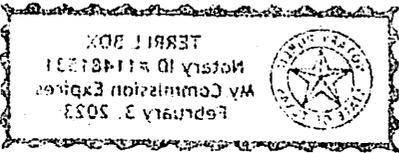
Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2023, by _____ of Harbor Government Residential Association, on behalf of said not-for-profit corporation.

Notary Public for the State of Texas



ATTEST: _____
Notary Public for the State of Texas