

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

Document Number: 2021-0015978 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: CATALINA BAY OA INC

Pages: 8

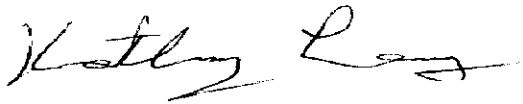
Recorded On: 09/01/2021 01:11 PM

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

Recorded On:	09/01/2021 01:11 PM	Notes:
Document Number:	2021-0015978	
Receipt Number:	R2115700	
Amount:	\$45.00	
Recorded By:	Ingeo	

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:



AFTER RECORDING RETURN TO:

Leah K. Burton
Roberts Markel Weinberg Butler Hailey PC
5307 E. Mockingbird Lane
Suite 685
Dallas, Texas 75206

STATE OF TEXAS §
 §
COUNTY OF HOOD §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
CATALINA BAY OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by the Catalina Bay Owners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, MW Catalina Ltd., a Texas limited partnership (the "MWC Developer") has previously placed of record that certain Declaration of Covenants, Restrictions and Easements for Catalina Bay Owners Association, Inc., dated July 19, 2003 (the "Declaration") recorded as Volume 1928, Page 502 in the Official Records of Hood County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Catalina Bay Owners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Volume 1928, Page 502 in the Official Records of Hood County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Catalina Bay Owners Association, Inc, c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.catalinabay.nabrnetwork.com.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Catalina Bay Owners Association, Inc. a Texas non-profit corporation.

By: _____

Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF HOOD §

This instrument was acknowledged before me on this 1st day of September, 2021, by Bruce Crawford, Insight Association Management, Managing Agent for Catalina Bay Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Catalina Bay Owners Association, Inc. Recorded in the Map or Plat Records of Hood County

- **Plat Catalina Bay I, Phase I**
Filed in Hood County, Texas
Document No. B-197
- **Plat Catalina Bay II, Phase I**
Filed in Hood County, Texas
Document No. B-236
- **Amending Plat Catalina Bay II, Phase I**
Filed in Hood County, Texas
Document No. B-312
- **Plat Catalina Bay II, Phase II-A**
Filed in Hood County, Texas
Document No. C-79
- **Amending Plat Catalina Bay II, Phase II-A**
Filed in Hood County, Texas
Document No. C-105
- **Amending Plat Catalina Bay II, Phase I Lot 55-R**
Filed in Hood County, Texas
Document No. C-158
- **Amending Plat Catalina Bay II, Phase I Lot 60-R**
Filed in Hood County, Texas
Document No. C-362
- **Greenbelt Area Catalina Bay II, Phase I**
Filed in Hood County, Texas
Document No. P-159
- **Amending Plat Catalina Bay II, Phase I, Lot 40-R**
Filed in Hood County, Texas
Document No. P-563
- **Amending Plat Lots 59R & 60R Block 1, Catalina Bay II, Phase I**
Filed in Hood County, Texas
Document No. P-628

Exhibit A Continued

[Recording Data for the Subdivision]

Plats of Catalina Bay Owners Association, Inc. Recorded in the Map or Plat Records of Hood County

- Ratification of Plat, Catalina Bay II, Phase II-A
Filed in Hood County, Texas
Volume 2239, Page 775

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Catalina Bay Owners Association recorded with Hood County

- a. Declaration of Covenant, Restrictions and Easements recorded under Volume 1928, Page 502, Official Public Records of Hood County, Texas.
- b. Establishment of Restrictions recorded under Volume 2192, Page 909, Official Public Records of Hood County, Texas.
- c. Establishment of Restrictions Lots 76-101 recorded under Volume 2262, Page 296, Official Public Records of Hood County, Texas.
- d. Cert of Corporate Resolution recorded under Volume 2453, Page 34, Official Public Records of Hood County, Texas.
- e. Amendment to the Declaration recorded under Volume 2516, Page 844, Official Public Records of Hood County, Texas.
- f. Declaration of Restrictions recorded under Document Number 2010-0011082, Official Public Records of Hood County, Texas.
- g. Declaration Catalina Bay II, Phase II B-2 recorded under Document Number 2011-0000535, Official Public Records of Hood County, Texas.
- h. Amended Bylaws of the Catalina Bay Owners Association, Inc. recorded under Document Number 2012-0012729, Official Public Records of Hood County, Texas.
- i. Termination of Declaration of Restrictions recorded under Document Number 2013-0010439, Official Public Records of Hood County, Texas.
- j. Catalina Bay Owners Association Dedicatory Instruments recorded under Document Number 2013-0012038, Official Public Records of Hood County, Texas.
- k. Amendment to the Rules and Regulations recorded under Document Number 2014-0000361, Official Public Records of Hood County, Texas.
- l. Amendment to the Declaration recorded under Document Number 2016-0000096, Official Public Records of Hood County, Texas.
- m. Amended & Restated Bylaws Catalina Bay Owners Association recorded under Document Number 2016-0000097, Official Public Records of Hood County, Texas.

Exhibit B Continued

[Recording Data for the Declaration]

Amendments to the Declaration for Catalina Bay Owners Association recorded with Hood County

- n. 2015 Amendment to Catalina Bay Declaration recorded under Document Number 2016-0000098, Official Public Records of Hood County, Texas.
- o. Catalina Bay Construction Regulations recorded under Document Number 2016-0012759, Official Public Records of Hood County, Texas.
- p. Catalina Bay Owners Association Community Standards recorded under Document Number 2017-0005460, Official Public Records of Hood County, Texas.
- q. Amendment to Amended & Restated Rules recorded under Document Number 2017-0013175, Official Public Records of Hood County, Texas.
- r. Affidavit recorded under Document Number 2017-0011123, Official Public Records of Hood County, Texas.
- s. Lot 101 Deannexation Amendment recorded under Document Number 2018-0002248, Official Public Records of Hood County, Texas.
- t. Catalina Bay Owners Association Dedicatory Instruments recorded under Document Number 2018-0008254, Official Public Records of Hood County, Texas.
- u. Amendment to Catalina Bay Construction Regulations recorded under Document Number 2019-0007714, Official Public Records of Hood County, Texas.

Exhibit C**[Description and Fees Associated to Transfer of Title]****Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....	\$430.00
2. Resale Disclosure (TREC Form) and Association Documents.....	\$375.00
3. Resale Disclosure Update.....	\$75.00
4. Transfer Fee.....	\$250.00
5. 5 Day Rush Fee.....	\$75.00
6. 3 Day Rush Fee.....	\$100.00
7. 1 Day Expedited Rush Fee.....	\$200.00
8. Custom Questionnaires.....	\$165.00
9. Association Questionnaires.....	\$125.00

Association Fees

1. HOA Transfer Fee.....	\$500.00
--------------------------	----------