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**AMENDED 2025 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE §209.004**

THE STATE OF TEXAS

COUNTY OF POLK

**MANAGEMENT CERTIFICATE
POLK COUNTY, TEXAS**

TWIN HARBORS ON LAKE LIVINGSTON PROPERTY OWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this Management Certificate as required by Section 209.004, Texas Property Code:

(A) The name of the subdivision is: TWIN HARBORS.

(B) The name of the association is: TWIN HARBORS ON LAKE LIVINGSTON PROPERTY OWNERS ASSOCIATION, INC., and the mailing address of the association is: 274 Valleyview Drive, Onalaska, Texas 77360.

(C) The website of the association is: www.thpoa.com.

(D) The email address for the association is: info@thpoa.com.

(E) The phone number for the association is: 936-646-2242.

(F) The name and mailing address of the person managing the association or the association's designated representative is: KENNETH CALLIHAN, Board President, 274 Valleyview Drive, Onalaska, Texas 77360.

(G) The recording data for the plats of the subdivision filed in the Plat Records of Polk County, Texas, are:

- (a) Plat for Section 1 - Volume 7, Page 10;**
- (b) Plat for Sections II thru V - Volume 7, Page 22;**
- (c) Plat for Reserve 2, Section IV - Volume 7, Page 32;**
- (d) Plat for Reserve 3, Section IV - Volume 7, Page 32;**
- (e) Plat for Section V - Volume 7, Page 36;**
- (f) Plat for Reserve 1, Section IV (The Point) - Volume 11, Page 5.**

DECLARATORY INSTRUMENT IDENTIFICATION

- 1. Restrictions for Section 1 - Volume 322, Page 757, Deed Records of Polk County, Texas;**
- 2. Restrictions for Sections II through V - Volume 322, Page 762, Deed Records of Polk County, Texas;**
- 3. First Amended Deed Restrictions for Sections II through V - Volume 349, Page 850, Deed Records of Polk County, Texas;**
- 4. Restrictions for Reserve 2, Section IV - Volume 368, Page 339, Deed Records of Polk County, Texas;**
- 5. Restrictions for Reserve 3, Section IV - Volume 368, Page 345, Deed Records of Polk County, Texas;**
- 6. Restated and Amended Deed Restrictions for Reserve 3 Section 4 On Twin Harbors "On Lake Livingston" Subdivision - Volume 2534, Page 758, Deed Records of Polk County, Texas;**
- 7. Restrictions for Reserve 1, Section IV (The Point) - Volume 384, Page 318, Deed Records of Polk County, Texas;**
- 8. Second Amendment to the Deed Restrictions for The Point On Twin Harbors "On Lake Livingston" Subdivision - Volume 2589, Page 409, Deed Records of Polk County, Texas;**
- 9. Restrictions for Reserves 2 and 3, Section V - Volume 1612, Page 758, Deed Records of Polk County, Texas;**
- 10. Corporate Charter - see Management Certificate at Volume 20081642, Page 721, Official Public Records, Polk County, Texas;**
- 11. Current Bylaws (10th Amended) at Volume 20212359, Page 799, Official Records of Polk County, Texas.**

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OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

Rules, Regulations, and Policies adopted by the Board of Directors are available by:

- Going online to the Association's website: www.thpoa.com;
- Writing to the Association at 274 Valleyview Drive, Onalaska, Texas 77360;
- In person by appointment: phone 936-646-2242 or email info@thpoa.com;
- And by email at info@thpoa.com.

Annual Maintenance Fees - \$120.00 per lot per year

Special Assessment Fees - As approved annually by property owners and listed at www.thpoa.com

Late Fees - \$20.00 per account balance after 60 days past due

Resale Certificate - \$375.00

Updated Resale Certificate - \$75.00

Title Company Statement of Account - \$100.00

Transfer Fee - \$25.00

Executed on this 21st day of October, 2025.

TWIN HARBORS ON LAKE LIVINGSTON PROPERTY OWNERS ASSOCIATION, INC.

By: 

KENNETH CALLIHAN, Board President

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Executed on this 21st day of October, 2025.

TWIN HARBORS ON LAKE LIVINGSTON PROPERTY OWNERS ASSOCIATION, INC.

By: Kenneth Callihan
KENNETH CALLIHAN, Board President

STATE OF TEXAS §

COUNTY OF POLK §

This instrument was acknowledged before me on this 21st day of October, 2025, by KENNETH CALLIHAN, Board President of Twin Harbors on Lake Livingston Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Traci Dennison
Notary Public, State of Texas
My Commission Expires: 05/15/2027



Telephone: 936-646-2242

Email: info@THPOA.com

AFTER RECORDING, PLEASE RETURN TO:
Twin Harbors Property Owners Association
274 Valleyview Drive
Onalaska, Texas 77360

FILED FOR RECORD
2025-10-22 01:33

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
hereon by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped hereon by me.

Schelana Hock 66 Oct 22, 2025
COUNTY CLERK
POLK COUNTY, TEXAS