

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
COMMUNITY ASSOCIATION OF HARMONY, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

COMMUNITY ASSOCIATION OF HARMONY, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is commonly known as Harmony, and includes various sections including, but not limited to, Allegro at Harmony, Canyon Lakes at Spring Trails, Discovery at Spring Trails, Harmony Bend, Harmony Central Sector, Harmony Creek, Harmony Landing, Harmony Springs, Harmony Village, and Vivace at Harmony.
- (2) The name of the association is Community Association of Harmony, Inc.
- (3) The subdivision is recorded in the Map or Plat Records of Montgomery County, Texas, as follows:
 - a. Allegro at Harmony, Section One, under Clerk's File No. 2015-027411;
 - b. Allegro at Harmony, Section Two, under Clerk's File No. 2015-032284;
 - c. Allegro at Harmony, Section Three, under Clerk's File No. 2017083061;
 - d. Allegro at Harmony, Section Four, under Clerk's File No. 2015-027411;
 - e. Canyon Lakes at Spring Trails, Section One (1), under Clerk's File No. 2007-143512;
 - f. Canyon Lakes at Spring Trails, Section One (1) Partial Replat No.1and Extension, under Clerk's File No. 2014-063949;
 - g. Canyon Lakes at Spring Trails, Section One (1) Partial Replat No.2 and Extension, under Clerk's File No. 20016-046442;
 - h. Canyon Lakes at Spring Trails, Section Two (2), under Clerk's File No. 2007-143545;
 - i. Canyon Lakes at Spring Trails, Section Four (4), under Clerk's File No. 2007-139710;
 - j. Canyon Lakes at Spring Trails, Section Five (5), under Clerk's File No. 2013-029674;

- k. Discovery at Spring Trails, Section One (1) also known as Canyon Lakes at Spring Trails, Section Seven (7), under Clerk's File No. 2007-143621;
- l. Discovery at Spring Trails, Section Two (2) also known as Canyon Lakes at Spring Trails, Section Eight (8), under Clerk's File No. 2007-143733;
- m. Harmony Central Sector, Section One (1), under Clerk's File No. 2015-027414;
- n. Harmony Central Sector, Section Two (2), under Clerk's File No. 2015-037222;
- o. Harmony Creek, Section One (1), under Clerk's File No. 2013-089795;
- p. Harmony Creek, Section Four (4), under Clerk's File No. 2015-117467;
- q. Harmony Landing, a under Clerk's File No. 2013-096305;
- r. Harmony Springs, under Clerk's File No. 2013-113639;
- s. Vivace at Harmony, Section One (1), under Clerk's File No. 2015-117617;
- t. Vivace at Harmony, Section Two (2), under Clerk's File No. 2019057413;
- u. Vivace at Harmony, Section Three (3), Clerk's File No. 2020118225;
- v. 87.42 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony (The Annexed Property Being Commonly Known as Harmony Village)" under Clerk's File No. 2017008491 (which said Exhibit "A" is incorporated herein by reference).
- w. Harmony Village, Section Three (3), under Clerk's File No. 2018056311;
- x. Harmony Village, Section Four (4), under Clerk's File No. 2018056312;
- y. Harmony Village, Section Six (6), under Clerk's File No. 2017087463;
- z. Harmony Village, Section Seven (7), under Clerk's File No. 2018032275;
- aa. Harmony Village, Section Eight (8), under Clerk's File No. 2019008277;
- bb. Harmony Village, Section Nine (9), under. Clerk's File No. 2017087475;
- cc. Property described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of

Harmony, Inc." under Clerk's File No. 2013136040 (which said Exhibit "A" is incorporated herein by reference).

- dd. 70.44 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc." recorded under Clerk's File No. 2014084511 (which said Exhibit "A" is incorporated herein by reference).
- ee. 16.16 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc.", under Clerk's File No. 2014125698 (which said Exhibit "A" is incorporated herein by reference).
- ff. 0.1096 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony (The Annexed Property Being Commonly Known as 0.1096 Acre)" under Clerk's File No. 2017024701 (which said Exhibit "A" is incorporated herein by reference).

(4) The recording data for the declaration and any amendments to the declaration is as follows:

- a. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony Inc., recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2014081358;
- b. First Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony Inc., recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2013087248;
- c. Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony Inc., recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2015097569;
- d. Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Discovery at Spring Trails, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2018016408;
- e. Fourth Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony Inc., recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2021094584;

- f. Fifth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony, Inc., recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2023110021;
- g. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section One (1), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2015049212;
- h. First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section One (1), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2015120402;
- i. Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section One (1), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2018014386;
- j. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section Two (2), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2015049213;
- k. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section Three, (3) recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2017111301;
- l. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section Four (4), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2019017898;
- m. Amended and Restated Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section One (1), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2014065587;
- n. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section Two (2), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2008-046985;

- o. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section Five (5), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2013042242;
- p. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Discovery at Spring Trails, Section One (1) also known as Canyon Lakes at Spring Trails, Section Seven (7), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2008-046986;
- q. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Discovery at Spring Trails, Section Two (2) also known as Canyon Lakes at Spring Trails, Section Eight (8), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2008-046987;
- r. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section One (1) Partial Replat No. 2 and Extension [Commonly Referred to as Harmony Bend], recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2016047150;
- s. First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section One (1) Partial Replat No. 2 and Extension [Commonly Referred to as Harmony Bend], recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2016055221;
- t. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Central Sector, Section One (1), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2015028244;
- u. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Central Sector, Section Two (2), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2015038217;
- v. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Creek, Section One (1), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2013090879;
- w. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Creek, Section Four (4), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2016002059;

- x. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Landing, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2013103254;
- y. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Springs, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2013115539;
- z. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section One (1), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2016016661;
- aa. First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section One (1), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2018014382;
- bb. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section Two (2), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2019108262;
- cc. First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section Two (2), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2020015222;
- dd. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section Three (3), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2021024501;
- ee. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony (The Annexed Property Being Commonly Known As Harmony Village), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2017008491;
- ff. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Village, Section Three (3), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2018108808;
- gg. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Village, Section Four (4), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2018108807;
- hh. (34) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of

Harmony, Inc., recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2013136040;

- ii. (35) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc., recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2014084511;
- jj. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc., recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2014125698;
- kk. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony (The Annexed Property Being Commonly Known As 0.1096 Acre), recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2017024701.;

(5) The name and mailing address of the Association is:

Community Association of Harmony, Inc.
c/o Principal Management Group of Houston
4700 West Sam Houston Parkway North, Suite 100
Houston, Texas 77041

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- a. Principal Management Group of Houston, 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041.
- b. (713) 329-7100;
- c. harmony@associa.us.

(7) The Association's website address is: <http://www.townsq.io/>.

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Legacy Account Closure Fee: \$220.00;

- d. Refinance Statement of Account: \$75.00;
 - e. New Account Set Up Fee: \$95.00;
 - f. Expedite Fee for Resale Certificate prior to 10 business day delivery obligation:
 - i. 1 day expedite fee: \$175.00
 - ii. 3 day expedite fee: \$125.00;
 - g. Operating Fund Capitalization Fee (Declaration Sec. 5.6): Operating Fund Capitalization Fee is an amount equal to 50% of the amount of the Annual Assessment. The Operating Fund Capitalization Fee for 2024 is \$480.00. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association;
 - h. Reserve Fund Capitalization Fee (Declaration Sec. 5.7): Reserve Fund Capitalization Fee is an amount equal to 25% of the amount of the Annual Assessment. The Reserve Fund Capitalization Fee for 2024 is \$240.00. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association;
 - i. Association Transfer Fee (Declaration 5.8) Association Transfer Fee: The fee is set by the Board but shall not exceed 25% of the amount of the Annual Assessment. The Association Transfer Fee for 2024 is \$240.00. This fee does not apply for any transfer of a lot from either a Developer or a Declarant to a Builder. For future years, the amount should be confirmed with the Association;
 - j. Community Enhancement Fee (Declaration Sec. 5.9): Unless exempt from payment of this Community Enhancement Fee ("CEF") per Declaration Secs. 5.9(d-e), a CEF will be charged to the owner upon each transfer of title to a lot. The CEF shall be 1% of the Gross Selling Price of the property in the case of a sale of the property by an Owner other than a Builder. The term "Gross Selling Price" means the total cost to the purchaser of a Lot and all improvements thereon as indicated on the title company's closing statement or other similar document, and the word "Builder" means any person undertaking the construction of a residential dwelling and other improvements on a Lot within the Property for the purpose of selling same. All other capitalized terms herein have the meaning ascribed to them in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony, Inc. filed at Clerk's File No. 2013087248, as amended or supplemented.
- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents

of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 14 DAY OF August, 2024.

By: [Signature], General Manager, on behalf of Principal Management Group of Houston, Managing Agent for Community Association of Harmony, Inc.

Leanne G. Kessler
Print Name

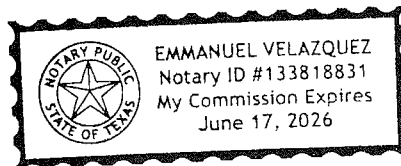
STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Leanne Kessler, General Manager, on behalf of Principal Management Group of Houston, Managing Agent for Community Association of Harmony, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 14TH day of August, 2024.

[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



E-FILED FOR RECORD

08/27/2024 01:51PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

08/27/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas