

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
GRAND HARBOR PROPERTY OWNERS ASSOCIATION DBA  
GRAND HARBOR PROPERTY OWNERS ASSOCIATION OF LAKE CONROE

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STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

The undersigned, being the Community Manager of Grand Harbor Property Owners Association dba Grand Harbor Property Owners Association of Lake Conroe, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Grand Harbor.
2. Name of Association: The name of the Association is Grand Harbor Property Owners Association dba Grand Harbor Property Owners Association of Lake Conroe.
3. Recording Data for the Subdivision:
  - a. Grand Harbor, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet L, Sheets 189-190 and under Clerk's File No. 99028551 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Grand Harbor, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet M, Sheets 40-41 and under Clerk's File No. 99041309 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Grand Harbor, Section Three (3), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet N, Sheets 109-110 and under Clerk's File No. 2000-012960 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Grand Harbor, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet R, Sheets 131-132 and under Clerk's File No. 2002027494

of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Grand Harbor, Section 4A, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 97-98 and under Clerk's File No. 2005-122121 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Grand Harbor, Section Five (5), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet S, Sheets 101-105 and under Clerk's File No. 2002-073524 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Grand Harbor, Section Six (6), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet S, Sheets 106-107 and under Clerk's File No. 2002-074309 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Grand Harbor, Section Seven (7), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet U, Sheets 199-200 and under Clerk's File No. 2003-117770 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Grand Harbor, Section Eight (8), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet V, Sheets 158-159 and under Clerk's File No. 2004-015464 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Grand Harbor, Section Nine (9), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet X, Sheets 1-2 and under Clerk's File No. 2004-122227 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Grand Harbor, Section Ten (10), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Y, Sheets 24-25 and under Clerk's File No. 2005-042821 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- l. Grand Harbor, Section Eleven (11), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Y, Sheets 84-85 and under Clerk's File No. 2005-060473 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Grand Harbor, Section Twelve (12), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 209-210 and under Clerk's File No. 2006-012863 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- n. 55.489 acres of land to be known as Grand Harbor, Section Thirteen (13), The Island at Grand Harbor, as described by metes and bounds description in Exhibit A attached to the "Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section XIII The Island at Grand Harbor" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2005-050453.
- o. Grand Harbor, Section Fourteen (14), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 499-502 and under Clerk's File No. 2006-113638 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Grand Harbor, Section Fifteen (15), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 959-962 and under Clerk's File No. 2007-123606 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Grand Harbor, Section Sixteen (16), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 209-210 and under Clerk's File No. 2006-012863 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Harbor Side, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet O, Sheets 70-71 and under Clerk's File No. 2000-053775 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Harbor Side, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in

Cabinet R, Sheets 133-134 and under Clerk's File No. 2002-027403 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section 1.
- (2) Amendment to Declarations of Covenants, Conditions and Restrictions of Grand Harbor Section 1.
- (3) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section II.
- (4) First Amendment of Declaration of Covenants, Conditions and Restrictions for Grand Harbor Section II.
- (5) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section III.
- (6) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section IV.
- (7) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section IV-A.
- (8) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section V.
- (9) Amendment to the Declaration of Covenants, Conditions and Restrictions of Grand Harbor, Section V.
- (10) Second Amendment to Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section V.
- (11) Restrictive Covenants Affecting Land Commercial Tract [Unrestricted Reserve "A"].
- (12) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section VI&VI-A.
- (13) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section VII.
- (14) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section VIII.
- (15) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section IX.
- (16) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section X.
- (17) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section XI.
- (18) Declaration of Covenants, conditions and Restrictions of Grand Harbor Section XII.
- (19) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section XIII The Island at Grand Harbor.

- (20) Amendment to Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section XIII The Island at Grand Harbor.
- (21) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section XIV.
- (22) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section 15.
- (23) First Amended Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section 15.
- (24) Declaration of Covenants, Conditions and Restrictions of Grand Harbor Section XVI.
- (25) Correction Declaration of Covenants, Conditions and Restrictions of Harbor Side at Grand Harbor Section 1.
- (26) Declaration of Covenants, Conditions and Restrictions of Harbor Side Section II.

b. Recording Information:

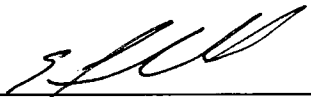
- (1) Montgomery County Clerk's File No. 99029326.
- (2) Montgomery County Clerk's File No. 2021015162.
- (3) Montgomery County Clerk's File No. 99042403.
- (4) Montgomery County Clerk's File No. 99093203.
- (5) Montgomery County Clerk's File No. 2000-014480.
- (6) Montgomery County Clerk's File No. 2002-032452.
- (7) Montgomery County Clerk's File No. 2005-127192.
- (8) Montgomery County Clerk's File No. 2002-103569.
- (9) Montgomery County Clerk's File No. 2014021404.
- (10) Montgomery County Clerk's File No. 2023015936.
- (11) Montgomery County Clerk's File No. 2008-077571.
- (12) Montgomery County Clerk's File No. 2003-068500.
- (13) Montgomery County Clerk's File No. 2003-143288.
- (14) Montgomery County Clerk's File No. 2004-016826.
- (15) Montgomery County Clerk's File No. 2004-123068.
- (16) ~~Montgomery County Clerk's File No. 2005-042972.~~
- (17) Montgomery County Clerk's File No. 2005-060502.
- (18) Montgomery County Clerk's File No. 2006-013175.
- (19) Montgomery County Clerk's File No. 2005-050453.
- (20) Montgomery County Clerk's File No. 2007-135644.
- (21) Montgomery County Clerk's File No. 2006-119188.
- (22) Montgomery County Clerk's File No. 2007-130296.
- (23) Montgomery County Clerk's File No. 2012111474.
- (24) Montgomery County Clerk's File No. 2008-004856.
- (25) Montgomery County Clerk's File No. 2000-056699.
- (26) Montgomery County Clerk's File No. 2002-088862.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Grand Harbor Property Owners Association dba Grand Harbor Property Owners Association of Lake Conroe, 18956 Freeport Drive, Suite A, Montgomery, Texas 77356.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Erik Feller, Community Manager. Address: 18956 Freeport Drive, Suite A, Montgomery, Texas 77356. Phone No.: 936.582.1054. Email Address: manager@ghhspoa.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www. Grandharborpoa.com](http://www.Grandharborpoa.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 200.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$150.00 - Grand Harbor Sections 1-4; Harbor Side Section 1 and 2  \$300.00 - Grand Harbor Sections 4A-14 and 16  \$300.00 - Grand Harbor Section 15 [to be set by the Association]

EXECUTED on this 27<sup>th</sup> day of December, 2023.

GRAND HARBOR PROPERTY OWNERS  
ASSOCIATION DBA GRAND HARBOR  
PROPERTY OWNERS ASSOCIATION OF LAKE  
CONROE

By: 

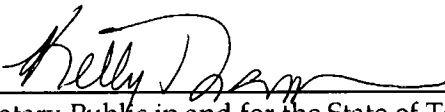
Printed: Erik Feller

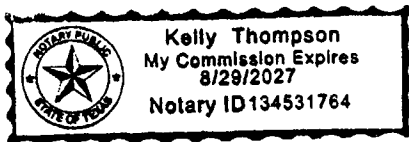
Its: Community Manager

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Montgomery §

BEFORE ME, the undersigned notary public, on this 27 day of December, 2023 personally appeared Erik Feller, Community Manager of Grand Harbor Property Owners Association dba Grand Harbor Property Owners Association of Lake Conroe, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

  
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Notary Public in and for the State of Texas



**E-FILED FOR RECORD**

12/27/2023 04:57PM



*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.

**12/27/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas