

STATE OF TEXAS

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COUNTY OF ELLIS

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
HARMONY RED OAK HOMEOWNERS
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HARMONY RED OAK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

WITNESSETH:

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Harmony Red Oak Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, 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. This document supersedes any prior Management Certificate filed by the Association.

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

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Harmony Phase 3, 4 and 5.

2. **Name and Mailing Address of the Association.** The name of the Association is Harmony Red Oak Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** The recording data for the Harmony Phase 3, Harmony Phase 4, and Harmony Phase 5, additions to the City of Red Oak, Ellis County, Texas, according to the map(s) or plat(s) thereof recorded in Instrument No. 1730733, in Instrument No. 1933461, and in Instrument No. 2022203, Plat Records, Ellis County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration applicable to the Subdivision Development is as follows: Declaration of Covenants, Conditions & Restrictions for Harmony Phase 3 recorded in Instrument No. 1811600, the Supplemental and Amended Covenants, Conditions, and Restrictions recorded in Instrument No. 2004424, and the Second Supplemental and Amended Covenants, Conditions, and Restrictions for Harmony Phase 3, Phase 4, and Phase 5 recorded in Instrument No. 2125018, Official Public Records, Ellis County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at www.portal.gulfpmm.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$100.00
Rush Fee (<i>within 24 hours</i>)	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$250.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080.

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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

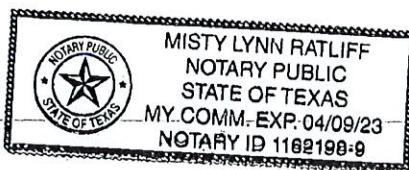
**HARMONY RED OAK HOMEOWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Gulf Professional Property
Management, Inc., Managing Agent

By: Kris Grooms
Kris Grooms, Executive Vice President

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 26 day of MAY, 2022, by Kris Grooms, Executive Vice President with Gulf Professional Property Management, Inc., the Managing Agent of Harmony Red Oak Homeowners Association, Inc., a Texas non-profit corporation.



Misty Lynn Ratliff
Notary Public, State of Texas

FILED FOR RECORD - ELLIS COUNTY, TX

INST NO. 2222514

on May 31, 2022 at 01:28:00 PM

Kris Grooms
5763 State Highway 205
Suite 102-B
Rockwell, TX 75032

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



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COUNTY CLERK, ELLIS COUNTY TEXAS