

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**HARMONY COMMUNITY HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF ELLIS       §

The undersigned, being the Managing Agent for Harmony Community Homeowners Association, Inc., 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 Subdivisions: The name of the subdivision is Harmony Community, Phases 1, 2, 2A, 2B, and 2C.
2. Name of Association: The name of the Association is Harmony Community Homeowners Association, Inc.
3. Recording Data for the Subdivision:

All real property subject to the Declaration of Covenants, Conditions and Restrictions for Harmony Community, recorded on April 30, 1998, as Document No. 0532882, and filed in Volume 02199, Page 078, et seq., in the Official Public Records of Ellis County, Texas.

All lots and tracts of land situated in Harmony Community, Phase 1, an addition to the City of Red Oak, Ellis County, Texas, according to the Map or Plat thereof recorded in Cabinet H, Page 67, Plat Records, Ellis County, Texas.

All lots and tracts of land situated in Harmony Community, Phase 1, an additional to the City of Red Oak, Ellis County, Texas, according to the Map or Plat thereof recorded as Document No. 0623234 in Cabinet H, Page 222, Plat Records, Ellis County, Texas.

Property commonly referred to as Harmony, Phase II, as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Community Homeowners Association, Inc. (Phase II)" recorded in the Official Public Records of Real Property of Ellis County, Texas under Clerk's Instrument No. 1022862 (which said Exhibit "A" is incorporated herein by reference).

Harmony Community, Phase 2A, an addition to the City of Red Oak, Ellis County, Texas, according to the Map or Plat thereof recorded as Document No. 0723290 in Cabinet H, Page 444, of the Plat Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.

Harmony Community, Phase 2B, an addition to the City of Red Oak, Ellis County, Texas, according to the Map or Plat thereof recorded as Document No. 0723816 in Cabinet H, Page 448, of the Plat Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.

Harmony Community, Phase 2C, an addition to the City of Red Oak, Ellis County, Texas, according to the Map or Plat thereof recorded as Document No. 1509881 of the Plat Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Document:

- (1) Declaration of Covenants, Conditions and Restrictions for Harmony Community Homeowners Association, Inc. City of Red Oak, Ellis County, Texas.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Harmony Community Homeowners Association, Inc.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harmony Community Homeowners Association, Inc.
- (4) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Harmony Community Homeowners Association, Inc. City of Red Oak.
- (5) Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Community Homeowners Association, Inc. (Phase II).
- (6) Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Community Homeowners Association, Inc. (Phase 2C).

b. Recording Information:

- (1) Ellis County Clerk's Instrument No. 0532882.
- (2) Ellis County Clerk's Instrument No. 1019772.
- (3) Ellis County Clerk's Instrument No. 1021683.
- (4) Ellis County Clerk's Instrument No. 1603184.
- (5) Ellis County Clerk's Instrument No. 1022862.
- (6) Ellis County Clerk's Instrument No. 1523615.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Harmony Community Homeowners Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:  
RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
[HARMONY@CiraMail.com](mailto:HARMONY@CiraMail.com)
7. The Association's Dedicatory Instruments are Available to Members Online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal)
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	\$ 375.00
Transfer Fee	\$ 325.00
Private Transfer Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)

Executed on this 27<sup>th</sup> day of August, 2021.

HARMONY COMMUNITY HOMEOWNERS  
ASSOCIATION, INC.

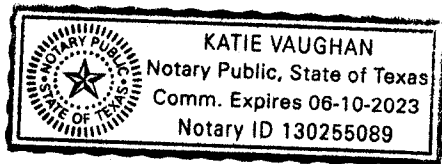
By: RealManage,  
Managing Agent

By: Laurie Lorensen  
Laurie Lorensen, Community Association 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 COLLIN       §

BEFORE ME, the undersigned notary public, on this 27<sup>th</sup> day of August, 2021 personally appeared Laurie Lorensen, Community Association Manager, of RealManage, Managing Agent for Harmony Community Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Katie Vaughan  
Notary Public in and for the State of Texas

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.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hughes Valley

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2138152 on August 30, 2021 at 2:44 PM