

**MANAGEMENT CERTIFICATE for
SCENIC HARBOUR ESTATES PROPERTY OWNERS ASSOCIATION**

The undersigned, being an Agent of Scenic Harbour Estates Property Owners Association (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. **The name of the subdivision development** is Scenic Harbour Estates
2. **The name of the Association** is Scenic Harbour Estates Property Owners Association (the "Association").
3. **The recording data for the Subdivision Development** is as follows
 - a. Scenic Harbour Estates Unit 1 Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 74-75, Plat Records of Bandera County, Texas
 - b. Scenic Harbour Estates Unit 2 Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 124, Plat Records of Bandera County, Texas
 - c. Scenic Harbour Estates Unit 3 Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 129, Plat Records of Bandera County, Texas
 - d. Scenic Harbour Estates Unit 4 Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 169-170, Plat Records of Bandera County, Texas
 - e. Scenic Harbour Estates Unit 5 Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 174-176, Plat Records of Bandera County, Texas
 - f. Scenic Harbour Estates Unit 6 Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 199, Plat Records of Bandera County, Texas
 - g. Scenic Harbour Estates Unit 7 Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 253, Plat Records of Bandera County, Texas
4. **The recording data for the declaration** applicable to the Subdivision Development is summarized in Exhibit A
5. **Name and mailing address of the Association:**

Scenic Harbour Estates Property Owners Association
c/o Crane-Quist Ventures LLC
10877 Park Road 37 Suite A
Lakehills, Texas 78063
6. **Website:** www.shepoa.com
7. **The name, physical address and contact information of the Association's managing agent:**

Crane-Quist Ventures LLC
10877 Park Road 37 Suite A,
Lakehills, Texas 78063
Phone: 830-751-4020 Fax: 830-751-4009
Email: hoa@cqvbookkeeping.com
8. **Transfer Fee Charged:** \$75.00 per plat and paid to the Association
9. **Resale Certificate Conveyance Fee Charged by managing agent:** No more than \$375 per plat to review, compile and prepare the resale certificate package and records for distribution. Revised resale certificates of no more than \$75. Conveyance fee to be paid to the managing agent.

- 10. Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association is summarized in Exhibit A
- 11. Filed with TREC: Copy of this management certificate has been or will be filed with the Texas Real Estate Commission (TREC) within seven (7) days of the date of filing.

This Management Certificate is effective as of the 9th day of July, 2022.

Scenic Harbour Estates Property Owners Association, a
Texas Non-profit corporation

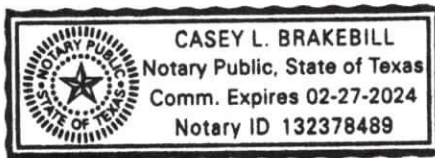
By: 

Print Name: Marcy Crane, Managing Agent

STATE OF TEXAS §
COUNTY OF Bandera §

Before Me, the undersigned authority, appeared Marcy Crane, who, being by me first duly sworn, did upon his/her oath state that the information set forth in the above and foregoing Management Certificate is true and correct to the best of his/her knowledge.

Subscribed and sworn to before me, the undersigned authority, by the above-mentioned affiant on this 9th day of July, 2022, to certify which witness my hand and seal of office.




Notary Public Signature

After Recording Return to:

Scenic Harbour Estates Property Owners Association
✓ c/o Crane-Quist Ventures LLC
10877 Park Road 37 Suite A
Lakehills, Texas 78063

Or hand deliver (if present)

Scenic Harbour Estates Property Owners Association

EXHIBIT A

The Scenic Harbour Estates Property Owners Association, a subdivision located in Bandera County, Texas, any other subdivision which have been or may be subsequently annexed thereto and made subject to the authority of the Association, which sections were originally encumbered by dedicatory instruments filed of record in Bandera County, Texas having the legal description as the Scenic Harbour subdivision as follows:

FILED AND RECORDED DOCUMENT	RECORDING INFORMATION
Declaration of Restrictive Covenants, Easements, Assessments, Reservations and Conditions RE Scenic Harbour Estates Unit One	Volume 247, Page 793-809
Declaration of Restrictive Covenants, Easements, Assessments, Reservations and Conditions RE Scenic Harbour Estates Unit Two	Volume 276, Page 486-504
Declaration of Restrictive Covenants, Easements, Assessments, Reservations and Conditions RE Scenic Harbour Estates Unit Three	Volume 278, Page 512-531
Declaration of Restrictive Covenants, Easements, Assessments, Reservations and Conditions RE Scenic Harbour Estates Unit Four	Volume 298, Page 313-330
Declaration of Restrictive Covenants, Easements, Assessments, Reservations and Conditions RE Scenic Harbour Estates Unit Five	Volume 307, Page 190-213
Declaration of Restrictive Covenants, Easements, Assessments, Reservations and Conditions RE Scenic Harbour Estates Unit Six	Volume 349, Page 237-256
Declaration of Restrictive Covenants, Easements, Assessments, Reservations and Conditions RE Scenic Harbour Estates Unit Seven	Volume 450, Page 621-641
Articles of Incorporation	Volume 247, Page 783
Amendment to Declaration of Restrictive Covenants, Easements, Assessments, Reservations and Conditions RE Scenic Harbour Estates Units One through Seven Inclusive	Volume 937, Page 555-565
Resolution Regarding Collection of Assessments and Payment Plans	Volume 1133, Page 292-297
Easement Agreement	Volume 1220, Page 292

This list above may or may not be a complete and exhaustive list of all the legally filed and recorded documents with the County of Bandera, Texas and any and all legally recorded instruments filed prior to the date of this certificate and future filings are subject to this management certificate and the management of the Association by its registered agent until such time as a new management certificate is filed.

Filed for Record in:
Bandera County

On: Jul 18, 2022 at 11:54A

As a
Recording

Document Number: 00253669

Amount 34.00

Receipt Number - 165326

By:
Amy Keenan

Any provision herein which restricts
the sale, rental or use of the
described real property because
of color or race is invalid and
unenforceable under Federal Law.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this
instrument was filed on the date and
time stamped hereon by me and was
duly recorded in the volume and
and page of the official records of:
Bandera County
as stamped hereon by me.

Jul 18, 2022

Tandie Mansfield, County Clerk
Bandera County