

MANAGEMENT CERTIFICATE
(Texas Property Code Section 209.004)

NAME OF SUBDIVISION:

Lake Granbury Harbor

SUBDIVISION RECORDING DATA:

The Subdivision Restrictions on and for a portion of the Lake Granbury Harbor Subdivision was recorded on December 29, 1976 in County Clerk's Volume 258 Page 174 of the Real Property Records of Hood County, Texas. The Subdivision Restrictions on and for a portion of the Lake Granbury Harbor Subdivision was recorded on November 8, 1978 in County Clerk's Volume 293 Page 172 of the Real Property Records of Hood County, Texas. The Redesignation of Lots 404, 405, 414, and 424, Section B of Lake Granbury Harbor Subdivision was recorded on August 28, 1979 in County Clerk's Book 307 Page 01 of the Real Property Records of Hood County, Texas. The Release of Sanitation Easement and Restrictions on and for a portion of the Lake Granbury Harbor Subdivision was recorded on October 11, 1979 in County Clerk's Book 309 Page 361 of the Real Property Records of Hood County, Texas. The Subdivision Restrictions on and for a portion of the Lake Granbury Harbor Subdivision was recorded on November 25, 1980 in County Clerk's Book 330 Page 219 of the Real Property Records of Hood County, Texas.

NAME OF ASSOCIATION:

Lake Granbury Harbor Owners Association Inc., a non-profit corporation

ADDRESS AND CONTACT INFORMATION OF CORPORATION:

3631 Lake Granbury Drive

Granbury, TX 76048

Phone: 817-573-6171

Email: lakegranburyharborlghoa@gmail.com

Website: <https://lghoatx.org>

NAME OF PERSON(S) MANAGING ASSOCIATION:

Donna Wasson-Boone, President

Address: 3631 Lake Granbury Drive, Granbury, TX 76048

Phone: 817-573-6171

Email: lakegranburyharborlghoa@gmail.com

Catherine Wilson, Vice-President

Address: 3631 Lake Granbury Drive, Granbury, TX 76048

Phone: 817-573-6171

Email: lakegranburyharborlghoa@gmail.com

Duane Kidman, Secretary

Address: 3631 Lake Granbury Drive, Granbury, TX 76048

Phone: 817-573-6171

Email: lakegranburyharborlghoa@gmail.com

[Vacant], Treasurer

Address: 3631 Lake Granbury Drive, Granbury, TX 76048

Phone: 817-573-6171

Email: lakegranburyharborlghoa@gmail.com

[Vacant], AMA Director

Address: 3631 Lake Granbury Drive, Granbury, TX 76048

Phone: 817-573-6171

Email: lakegranburyharborlghoa@gmail.com

Michael Cormier, Maintenance Director

Address: 3631 Lake Granbury Drive, Granbury, TX 76048

Phone: 817-573-6171

Email: lakegranburyharborlghoa@gmail.com

[Vacant], Community Liaison Officer

Address: 3631 Lake Granbury Drive, Granbury, TX 76048

Phone: 817-573-6171

Email: lakegranburyharborlghoa@gmail.com

FEES:

Member Assessment \$48 per lot, annually

All Inclusive Building Permit, \$2,500

New Home, \$2,500

New Manufactured Home, \$1,850

Garage or Carport, \$300

Storage Building, \$250

Fence, \$100

Septic Tank, \$500

Propane Tank, \$200

Porch, Patio or Cover, \$150

Dog Kennel or Run, \$100

Above Ground Pool, \$125

Resale Certificate, \$375

Transfer of Ownership, \$250

Research Fee, \$20

ADDITIONAL INFORMATION:

The By-Laws of September 1985 are currently in affect and can be found on the Corporation's website

CERTIFICATION:

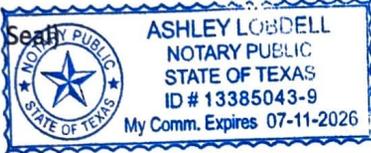
WE, the below Managing Officers, being duly elected and qualified members of the Board of Directors of Lake Granbury Harbor Owners Association, Inc., a Texas non-profit corporation,

certify that the information in this Management Certificate is true and correct as of the date hereof and that we are duly authorized to execute this certificate on behalf of Lake Granbury Harbor Owners Association, Inc.

Donna Wasson-Boone, 3-10-25
Donna Wasson-Boone, President Date

State of Texas
County of Hood

This instrument was acknowledged before me on March 10th 2025, by Donna Wasson-Boone, President of Lake Granbury Harbor Owners Association, a Texas corporation, on behalf of said corporation.

(Personalized Seal) 

Ashley Lobdell
Notary Public

D Kidman, March 10, 2025
Duane Kidman, Secretary Date

State of Texas
County of Hood

This instrument was acknowledged before me on March 10, 2025, by Duane Kidman, Secretary of the Board of Directors, Lake Granbury Harbor Owners Association, a Texas corporation, on behalf of said corporation.

(Personalized Seal) D. W. Boone
Notary Public



Michael Cormier 3-10-2025
Michael Cormier, Maintenance Director Date

State of Texas
County of Hood

This instrument was acknowledged before me on March 10, 2025, by Michael Cormier, Maintenance Director of the Board of Directors, Lake Granbury Harbor Owners Association, a Texas corporation, on behalf of said corporation.

(Personalized Seal)

D.W. Boone
Notary Public



Catherine Wilson
, Catherine Wilson, Vice President

3-10-2025
Date

State of Texas
County of Hood

This instrument was acknowledged before me on March 10, 2025, by Catherine Wilson, Vice President of the Board of Directors, Lake Granbury Harbor Owners Association, a Texas corporation, on behalf of said corporation.

(Personalized Seal)

D.W. Boone
Notary Public



**Lake Granbury Harbor OA – Board Meeting
March 10, 2025, 9:46 AM Meeting Called to Order by the President**

Board Members present:

- Donna Wasson-Boone, President
- Vacant, Vice President
- Vacant, AMA Director
- Michael Cormier, Maintenance Director
- Duane Kidman, Secretary
- Kim Shelton, Treasurer
- Catherine Wilson, Community Liaison Officer

The Emergency Executive Board meeting was called to order

Agenda:

- 1) Removal of Kim Shelton, Treasurer
- 2) Move Catherine Wilson from Community Liaison Officer to Vice President
- 3) Closing current accounts First Financial Bank and reopen at First National Bank
- 4) Authorized signatories will be the President (Donna Wasson-Boone) and Vice President (Catherine Wilson)
- 5) One time reschedule of the regularly scheduled meeting from Tuesday, March 11, 2025 to Thursday, March 13, 2025

Meeting Notes:

An Executive Board Meeting is called to address certain actions by a small group of members that congregated on Saturday, March 8, 2025. These actions threaten the confidence of the duly elected Board, and the following actions are deemed necessary for the protection of the community at large.

A quorum was established by the gathering of the above noted Board members.

Motion proposed by the President:

Remove Kim Shelton as Treasurer due to dereliction of duties.

Second by the Community Liaison Officer, Catherine Wilson

Discussion: The Secretary added that Kim Shelton voluntarily removed herself from office, as witnessed in a video posting from this past Saturday.

Vote: passed and approved unanimously

Motion proposed by the President:

Move Catherine Wilson from Community Liaison Officer to fill the vacancy of Vice President
Second by the Maintenance Director, Mike Cormier

Vote: passed and approved unanimously

(Hence forth in the meeting minutes, Catherine Wilson will be recognized as the Vice President)

Motion proposed by the President: Move meeting from Tuesday, March 11 to March 13, 2025
at 7:00PM, to provide membership proper 72-hour notice of the meeting.

Second by Vice President, Catherine Wilson

Vote: passed and approved unanimously

Motion jointly proposed by President and Secretary: Close existing banks accounts at First
Financial Bank and reopen at First National Bank, and providing approved signatories: Donna
Wasson-Boone, President and Catherine Wilson, Vice President.

Discussion: motion needs to authorize Kevin Fair to aid in the closing of current accounts, as
necessary or mandated by the bank, as he is a current authorized signatory.

Motion duly noted and updated.

Catherine Wilson second.

Vote: Passed and approved unanimously

Additional discussion:

An updated Management Certificate will be filed within the next 30-days with Hood County and
TREC.

The Board Meeting was closed by the President at 9:51 AM, March 10, 2025

State of Texas §
County of Hood §

Sworn and subscribed to before me on the 10th day of March,
2025.

D. W. Boone

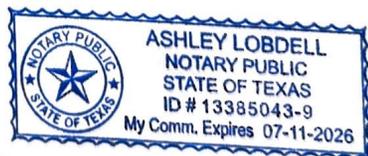
President

Lake Granbury Harbor Owners Association

Ashley Lobdell

(signature of notarial officer)

My commission expires: 7/11/2026



Cathie G. Smith

Vice President

Lake Granbury Harbor Owners Association

D. W. Boone

(signature of notarial officer)

My commission expires:

06/12/2024 ^{D.W.B.}

D.K.

Secretary

Lake Granbury Harbor Owners Association

D. W. Boone

(signature of notarial officer)

My commission expires:

06/12/2024

Michael Camie

Maintenance Director

Lake Granbury Harbor Owners Association

D. W. Boone

(signature of notarial officer)

My commission expires:

6-12-2024