

204584

MANAGEMENT CERTIFICATE FOR
HP OWNERS ASSOCIATION D/B/A
HARBOR POINT PROPERTY OWNERS ASSOCIATION

In accordance with the Texas Property Code Section 209.001, et seq., also known as the Texas Residential Property Owners Protection Act, this Management Certificate of the HP OWNERS ASSOCIATION d/b/a HARBOR POINT PROPERTY OWNERS ASSOCIATION shall be recorded in each county in which any portion of the residential subdivision is located.

This Management Certificate hereby declares that:

- (1) The name of the subdivision is HARBOR POINT SUBDIVISION, Trinity County, Texas.
- (2) The name of the association is HP OWNERS ASSOCIATION, doing business as HARBOR POINT PROPERTY OWNERS ASSOCIATION.
- (3) The recording data for the subdivision, in the Plat Records of Trinity County, are:
 - Sections A, B, D, E: Cabinet A, Slides 305, 306, 308 and 309, respectively;
 - Section C: Cabinet A, Slide 307;
 - Section F, G: Cabinet A, Slides 322;
 - Section H: Cabinet A, Slides 312 and 320; and
 - Section I: Cabinet A, Slide 313.
- (4) The recording data for the declarations, all on file with the Deed Records of Trinity County, Texas, are as follows:

1991/02/01	Subdivision Restrictions for Sections A, B, D and E, Harbor Point Subdivision, recorded at Volume 497, Page 545 et seq., Official Public Records of Trinity County, Texas;
1991/04/29	Subdivision Restrictions for Section C, Harbor Point Subdivision, recorded at Volume 502, Page 166 et seq., Official Public Records of Trinity County, Texas;
1994/04/07	Subdivision Restrictions for Section H, Harbor Point Subdivision, recorded at Volume 549, Page 216 et seq., Official Public Records of Trinity County, Texas;
1994/08/12	Subdivision Restrictions for Sections F and G, Harbor Point Subdivision, recorded at Volume 554, Page 487 et seq., Official Public Records of Trinity County, Texas;
1995/01/20	Subdivision Restrictions for Section I, Harbor Point Subdivision, recorded at Volume 561, Page 462 et seq., Official Public Records of Trinity County, Texas;
2011/12/28	2011 Amended Restrictions for Sections A, B, C, D, E, F, G, H and I for Harbor Point Subdivision, recorded at Volume 885, Page 641 et seq., Official Public Records of Trinity County, Texas;
2012/08/28	Consolidated, Restated, and Amended Restrictions for Sections A, B, C, D, E, F, G, H and I for Harbor Point Subdivision, recorded at Volume 898, Page 84 et seq., Official Public Records of Trinity County, Texas;
2017/01/17	2016 Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 0978, Page 0501 et seq., Official Public Records of Trinity County, Texas;
2018/06/29	2018 Corrected Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1003, Page 0174 et seq., Official Public Records of Trinity County, Texas;
2019/01/17	2019 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1022, Page 0841 et seq., Official Public Records of Trinity County, Texas;
2020/01/10	2019 Second Corrected Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1032, Page 0265 et seq., Official Public Records of Trinity County, Texas;
2021/11/17	2021 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded

- at Volume 1075, Page 0184 et seq., Official Public Records of Trinity County, Texas;
- 2022/08/24 2022 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1093, Page 0763 et seq., Official Public Records of Trinity County, Texas;
- 2022/11/08 2022 Second Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1098, Page 0902 et seq., Official Public Records of Trinity County, Texas;
- 2023/08/14 2023 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1114, Page 488 et seq., Official Public Records of Trinity County, Texas;
- 2023/08/28 2023 Amended to Paragraph 19 of the Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1115, Page 374 et seq., Official Public Records of Trinity County, Texas;
- 2024/06/12 2024 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1131, Page 315 et seq., Official Public Records of Trinity County, Texas;
- 2024/12/19 2024 Second Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1141, Page 195 et seq., Official Public Records of Trinity County, Texas;
- 2025/08/18 2025 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H and I for Harbor Point Subdivision, Trinity County, Texas, recorded at Volume 1154, Page 204 et seq., Official Public Records of Trinity County, Texas;
- (5) The name and the mailing address of the person managing the association or the association's designated representative is: Glenn Sanford, 122 Trinity Drive, Trinity, Texas 75862. Phone Number (936)594-7853 and email address: Office@harborpointpoa.net.
- (6) The website for HP Property Association is www.harborpointpoa.net.
- (7) There is a fee charged by HP Property Association relating to a property transfer in the subdivision which has a minimum cost of \$150.00.
- (8) Other information the association considers appropriate is:
- Articles of Incorporation: copy attached to the 2016 Management Certificate recorded at Volume 0976, Page 0651, et seq., Official Public Records, Trinity County, Texas;
 - Bylaws: recorded at Volume 1075, Page 198 et seq., Official Public Records of Trinity County, Texas;
 - Assignment of Developer's Rights: recorded at Volume 685, Page 132, et seq., Official Public Records, Trinity County, Texas;
 - Assumed Name Certificate: recorded Volume 5, page 8, Official Public Records, Trinity County, Texas;
 - Resolution Adopting Alternative Payment Schedule Guidelines for Harbor Point Property Owners Association, recorded at Item No. 170717, Volume 0975, Page 0413, et seq., Official Public Records of Trinity County, Texas;
 - Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Books and Records, recorded at Item No. 170718, Volume 0975, Pages 0421, et seq., Official Public Records of Trinity County, Texas.
 - Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Enforcement Actions, recorded at Item No. 204432, Volume 1154, Pages 765, et seq., Official Public Records of Trinity County, Texas.
 - Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Golf Carts, recorded at Item No. 189769, Volume 1075, Pages 0655, et seq., Official Public Records of Trinity County, Texas.

- i. Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Bidding Process for Projects Exceeding \$50,000.00, recorded at Item No. 189770, Volume 1075, Pages 0657, et seq., Official Public Records of Trinity County, Texas.
- j. Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Golf Carts, ETV, & UTV's, recorded at Item No. 194180, Volume 1098, Pages 0900, et seq., Official Public Records of Trinity County, Texas.
- k. Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Voting by Secret Ballot and Absentee Voting, recorded at Item No. 194670, Volume 1101, Pages 0338, et seq., Official Public Records of Trinity County, Texas.
- l. Amended Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Golf Carts, ETV & UTV'S, recorded as Item No. 198564, Volume 1121, Pages 126, et seq., Official Public Records of Trinity County, Texas.
- m. Amended Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Enforcement Action, recorded as Item No. 198565, Volume 1121, Pages 128, et seq., Official Public Records of Trinity County, Texas.
- n. Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning a Subdivision Property Transfer Fee and Contact for Deed Filing Requirement, recorded as Item No. 198566, Volume 1121, Pages 133, et seq., Official Public Records of Trinity County, Texas.
- o. Amended Bylaws recorded as Item No. 199473, Volume 1125, Page 755 et seq., Official Public Records of Trinity County, Texas.
- p. Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Natural Disasters or Catastrophic Destruction Related Fee Forgiveness, recorded as Item No. 202222, Volume 1141, Pages 208, et seq., Official Public Records of Trinity County, Texas.
- q. Resolution of the Board of Directors of Harbor Point Property Owners Association Concerning Exception for 18-Wheeler Trucks to Enter the Harbor Point Subdivision, recorded as Item No. 202805, Volume 1145, Pages 118, et seq., Official Public Records of Trinity County, Texas.

HP OWNERS ASSOCIATION, d/b/a HARBOR POINT
PROPERTY OWNERS ASSOCIATION

By: Glenn Sanford
GLENN SANFORD, President

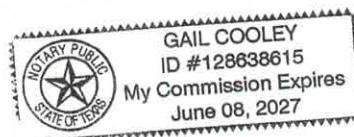
THE STATE OF TEXAS

COUNTY OF Trinity

This instrument was acknowledged before me on the 10 day of September, 2025 by Glenn Sanford, President, HP Owners Association, doing business as HARBOR POINT PROPERTY OWNERS ASSOCIATION, on behalf of said Association.

Gail Cooley
NOTARY PUBLIC, STATE OF TEXAS

AFTER FILING RETURN TO:
Skelton Shusher Barnhill Watkins Wells PLLC
501 W. Church Street
Livingston, Texas



THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Shasta Bergman
County Clerk, Trinity County
By: Shasta Bergman Deputy



at 9:20 FILED a o'clock a M

SEP 11 2025

Shasta Bergman
COUNTY CLERK, TRINITY CO., TEXAS
By: Shasta Bergman Deputy