Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2024-0002889 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: VINEYARD AT HARBOR LAKES OA

Pages: 4

Recorded On: 03/11/2024 11:58 AM

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Recorded On:	03/11/2024 11:58 AM
Document Number:	2024-0002889
Receipt Number:	R243406
Amount:	$28.00
Recorded By:	Simplifile

Notes:

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.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Katie Lang
County Clerk
Hood County, Texas

Return To:

TEXAS STAR COMMUNITY MANAGEMENT, LLC
6401 CUSTER ROAD S
SUITE 2020, TX 75070

THE STATE OF TEXAS §
§
COUNTY OF HOOD §

VINEYARD AT HARBOR LAKES OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As Required By Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

1. **SUBDIVISION INFORMATION:** Vineyard at Harbor Lakes is an addition to the City of Granbury, Hood County, Texas.
   - The replat of The Vineyards at Harbor Lakes, Lots lR through IR39, being a replat of Lot I in Block 1 of The Vineyards at Harbor Lakes according to plat recorded in Slide C- 88 and Amended in Slide C-111, was recorded on June 5, 2014, as Document Number P-484, Plat Records, Hood County, Texas.
   - Replat of Lots 1R5 thru 1R7 and common areas 2A thru 3A, Block 1 recorded on September 18, 2019, as Document Number P-713, Plat Records, Hood County, Texas.

2. **DECLARATION INFORMATION:** Lots in Vineyard at Harbor Lakes are subject to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Vineyards at Harbor Lakes filed November 6, 2019, Document No. 2019-0014953 in the Real Property Records of Hood County, Texas.

3. **NAME OF PROPERTY OWNERS ASSOCIATION:** Vineyards at Harbor Lakes Homeowners Association

4. **HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management, LLC
6401 S. Custer Road, Suite 2020
McKinney, TX 75070

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: www.townsq.io
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	**$375.00**
Statement of Account	**$75.00**
Update Fee	**$75.00**
Transfer Fee	**$200.00**
Lender Questionnaire	**Up to $200.00**
Homeowner to Homeowner Contribution	**$500.00**

DATED: March 3, 2024

VINEYARD AT HARBOR LAKES HOMEOWNERS ASSOCIATION,
a Texas property owners association

By: TEXAS STAR COMMUNITY MANAGEMENT, LLC,
a Texas corporation, its managing agent

By: _____
Susan Garrett, Vice President of Client Relations

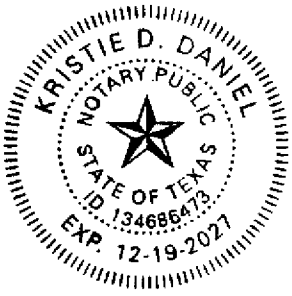
ACKNOWLEDGEMENT

THE SI'ATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 5th day of March, 2024.

Kristie D. Daniel
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



AFTER RECORDING PLEASE RETURN TO:
Texas Star Community Management, LLC
6401 S. Custer Road Suite 2020
McKinney, TX 75070