

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

Document Number: 2025-0017074 -  
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: ISLAND PROPERTY OA INC

Pages: 7

Recorded On: 12/08/2025 03:04 PM

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<b>Recorded On:</b>	12/08/2025 03:04 PM	<b>Notes:</b>
<b>Document Number:</b>	2025-0017074	
<b>Receipt Number:</b>	R2518161	
<b>Amount:</b>	\$35.00	
<b>Recorded By:</b>	Ingeo	

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**



Christine C. Leftwich  
County Clerk  
Hood County, Texas



**Return To:**

HENRY ODDO AUSTIN & FLETCHER P.C.  
1717 MAIN STREET SUITE 4600  
DALLAS, TX 75201



AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS           §  
                                     §  
COUNTY OF HOOD       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
THE ISLAND PROPERTY OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 3, 2025, by The Island Property Owners Association, Inc. a Texas non-profit corporation (the "Association").

**W I T N E S S E T H**

WHEREAS, Catalina Bay II, Phase II-B-3, a Texas limited partnership has previously placed of record that certain Declaration of Covenants, Conditions, and Restrictions for The Island Property Owners Association, Inc., dated February 27<sup>th</sup>, 2014 (the "Declaration") recorded as Document Number: 2014-0001635 in the Official Records of Hood County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

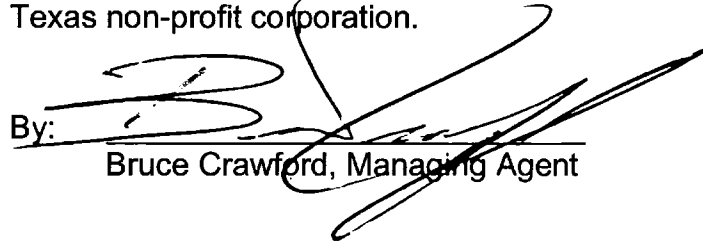
1.     Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.     Name of the Association. The name of the Association is The Island Property Owners Association, Inc.
3.     Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4.     Recording Data for the Declaration. The recording data for the Declaration is Document Number: 2014-0001635 in the Official Records of Hood County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is The Island Property Owners Association, Inc, c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [www.theislandPOA.com](http://www.theislandPOA.com).
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

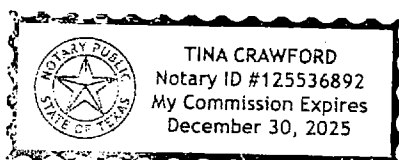
The Island Property Owners Association, Inc., a Texas non-profit corporation.

By:   
Bruce Crawford, Managing Agent

THE STATE OF TEXAS    §  
  §  
COUNTY OF HOOD       §

This instrument was acknowledged before me on this 3<sup>rd</sup> day of December, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for The Island Property Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

**Exhibit A**

**[Recording Data for the Subdivision]**

Plats of The Island Property Owners Association, Inc. Recorded in the Map or Plat Records of Hood County

- Plat Catalina Bay II, Phase 2-C  
Filed in Hood County, Texas  
Document No. C-317
- Plat Catalina Bay II, Phase II-B-1  
Filed in Hood County, Texas  
Document No. C-360
- Plat Catalina Bay II, Phase II-B-2  
Filed in Hood County, Texas  
Document No. C-351
- Plat Catalina Bay II, Phase II-B-3  
Filed in Hood County, Texas  
Document No. C-370
- Plat Catalina Bay II, Phase II-B-4  
Filed in Hood County, Texas  
Document No. C-367

**Exhibit B**

**[Recording Data for the Declaration]**

Amendments to the Declaration for The Island Property Owners Association recorded with Hood County

- a. Declaration recorded under Document Number 2010-0005910, Official Public Records of Hood County, Texas.
- b. Amended Declaration recorded under Document Number 2010-0006054, Official Public Records of Hood County, Texas.
- c. Second Amendment to the Declaration recorded under Document Number 2010-0008435, Official Public Records of Hood County, Texas.
- d. Third Amendment to the Declaration recorded under Document Number 2010-0011207, Official Public Records of Hood County, Texas.
- e. Declaration recorded under Document Number 2011-0006440, Official Public Records of Hood County, Texas
- f. Declaration recorded under Document Number 2011-0000535, Official Public Records of Hood County, Texas
- g. Declaration recorded under Document Number 2011-0003472, Official Public Records of Hood County, Texas
- h. Declaration recorded under Document Number 2011-0005456, Official Public Records of Hood County, Texas
- i. Policy recorded under Document Number 2012-0000074, Official Public Records of Hood County, Texas.
- j. Policy recorded under Document Number 2012-0000075, Official Public Records of Hood County, Texas.
- k. Policy recorded under Document Number 2012-0000076, Official Public Records of Hood County, Texas.
- l. Policy recorded under Document Number 2012-0000077, Official Public Records of Hood County, Texas.

**Exhibit B Continued**

**[Recording Data for the Declaration]**

Amendments to the Declaration for The Island Property Owners Association recorded with Hood County

- m. Policy recorded under Document Number 2012-0000078, Official Public Records of Hood County, Texas.
- n. Bylaws recorded under Document Number 2012-0011656, Official Public Records of Hood County, Texas.
- o. Declaration recorded under Document Number 2014-0001635, Official Public Records of Hood County, Texas.
- p. Bylaws recorded under Document Number 2014-0001634, Official Public Records of Hood County, Texas.
- q. Amendment to the Declaration recorded under Document Number 2017-0013310, Official Public Records of Hood County, Texas.
- r. Second Amendment to the Declaration recorded under Document Number 2018-0002247, Official Public Records of Hood County, Texas.
- s. Third Amendment to the Declaration recorded under Document Number 2018-0014876, Official Public Records of Hood County, Texas.
- t. Resolution recorded under Document Number 2018-0014877, Official Public Records of Hood County, Texas.

**Exhibit C****[Description and Fees Associated with Transfer of Title]****Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

**Association Fees**

1. HOA Transfer Fee.....\$450.00