

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2025-00017472

As

Recorded On: 12/08/2025 03:54 PM **Recordings - Land**

Parties: HARBOUR LIGHT VILLAS HOMEOWNERS ASSOCIATION

To: PUBLIC

Number of Pages: 6 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 41.00

File Information:

Document Number: 2025-00017472

Receipt Number: 2025-20354

Recorded Date/Time: 12/08/2025 03:54 PM

Recorded By: Janice Hankins

*******DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*******

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 Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and 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

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COUNTY OF HENDERSON

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**PROPERTY OWNERS' ASSOCIATION
 MANAGEMENT CERTIFICATE
 FOR HARBOUR LIGHT VILLAS HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 5, 2025 by Harbour Light Villas Homeowners Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Lake Front Harbour Light, LLC., a Texas limited partnership ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Harbour Light Villas Homeowners Association, Inc., dated July 8, 2008 (the "Declaration") recorded as Document Number 2888-655 in the Official Public Records of Henderson 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 Harbour Light Villas Homeowners 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 2888-655 in the Official Public Records of Henderson County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

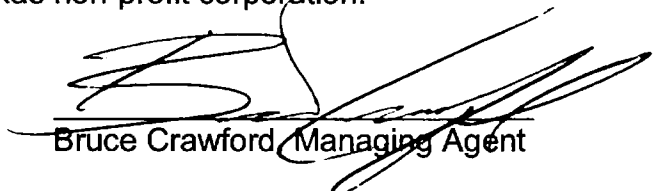
5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Harbour Light Villas Homeowners Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd., Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is www.harbourlightvillas.nabnetwork.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:

Harbour Light Villas Homeowners Association, Inc. a Texas non-profit corporation.

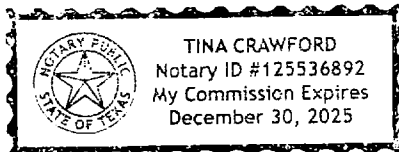
By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 5th day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Harbour Light Villas Homeowners 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 Harbour Light Villas recorded in the Map or Plat Records of Henderson County

Harbour Light Villas Phase 1
Filed in Henderson County, Texas
Document No. 110-208-00006554

Harbour Light Villas Phase 1 (Replat)
Filed in Henderson County, Texas
Document No. 110-2011-00003518

Harbour Light Villas Phase 1 (Replat)
Filed in Henderson County, Texas
Document No. 110-2013-00002919

Harbour Light Villas Phase 2
Filed in Henderson County, Texas
Document No. 110-2008-00006555

Harbour Light Villas Phase 2 (Replat)
Filed in Henderson County, Texas
Document No. 110-2014-00016887

Harbour Light Villas Phase 2 (Replat) – Correction
Filed in Henderson County, Texas
Document No. 2018-00012258

Exhibit B**[Recording Data for the Declaration]**

Amendments to the Declaration for Harbour Light Villas Homeowner Association, Inc.
recorded with Henderson County

- a. Declaration recorded under Document No. 2888-655, Official Public Records of Henderson County, Texas.
- b. 1st Amendment to Declaration recorded under Document No. 2012-00011436, Official Public Records of Henderson County, Texas.
- c. 2nd Amendment to Declaration recorded under Document No. 2016-00005314, Official Public Records of Henderson County, Texas.
- d. 3rd Amendment to Declaration recorded under Document No. 2016-00016068, Official Public Records of Henderson County, Texas.
- e. 4th Amendment to Declaration recorded under Document No. 2018-00007920, Official Public Records of Henderson County, Texas.
- f. Corrected 4th Amendment to Declaration recorded under Document No. 2018-00009313, Official Public Records of Henderson County, Texas.
- g. 5th Amendment to Declaration recorded under Document No. 2019-00009395, Official Public Records of Henderson County, Texas.
- h. Amendment recorded under Document No. 2019-00005459, Official Public Records of Henderson County, Texas.
- i. Policies recorded under Document No. 2018-00013189, Official Public Records of Henderson County, Texas.
- j. Policy recorded under Document No. 2018-00015135, Official Public Records of Henderson County, Texas.

Exhibit C**[Description and Fees Associated to 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