

PROPERTY OWNERS' ASSOCIATION 4<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas               §

County of Galveston    §

1.     Name of Subdivision:               Lakes of South Shore
2.     Subdivision Location:            Galveston County
3.     Name of Homeowners Association:   The Lakes of South Shore Harbour Community Association, Inc.
4.     Recording Data for Association: South Shore Harbour Section SF 70-1 Plat Maps are filed under Document No. 2001014518.

South shore Harbour, Replay Block Three, Section SF 60-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1140.

South Shore Harbour, Section SF 65-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1145.

South Shore Habroure, Section SF 50-1, according to the map or plat thereof recorded under Map Record 18, Map Number 1776 and 1377.

South Shore Harbour, Section SF 85-1, according to the map or plat thereof recorded under Map Record 18, Map umber 197 and 1398.

South Shore Harbour, Section SF 60-2, according to the map or plat thereof recorded under Map Record 2003A, Map Number 1 and 2.

South Shore Harbour, Section SF 65-2, according to the map or plat thereof recorded under Map Record 18, Map Number 1406 and 1407.

South Shore Harbour, Section SF 50-2 according to the map or plat thereof recorded under Map Record 2003A, Map Number 73, 74, and 75.

South Shore Harbour, Section SF 70-2-1, according to the map or plat thereof recorded under Map Record 2004A, Map Number 152 and 153.

South Shore Harbour, Section SF 50-4, according to the map or plat thereof recorded under Map Record 2005A, Map Number 117.

South Shore Harbour, Section SF 65-3, according to the map or plat thereof recorded under Map Recorded 2005A, Map Number 116.

South Shore Harbour, Reserves, according to the map or plat thereof recorded under Map Record 18, Map Number 1139.

South Shore Harbour, Section SF 70-2-2, according to the map or plat thereof recorded under Map Record 2006A, Map Number 39 and 40.

South Shore Harbour, Section SF 85-2, according to the map or plat thereof recorded under Map Record 2006A, Map Number 168 and 169.

South Shore Harbour, Section SF 60-3-2-1, according to the map or plat thereof recorded under Map Record 2007A, Map Number 141.

South Shore Harbour, Section SF 60-3-2-2, according to the map or plat thereof recorded under Map Record 2008A, Map Number 42.

South Shore Harbour, Section SF 70-3, according to the map or plat thereof recorded under Map Record 2008A, Map Number 5 and 6.

South Shore Harbour, Section SF 65-4, according to the map or plat thereof recorded under Map Record 2008A, Map Number 7 and 8.

5. Recording Data for Declaration: Declaration of Covenants, Conditions, Restrictions and Easements are filed under Document No. 2002003256.

Additional Dedicatory Instruments for The Lakes of South Shore Harbour Community Association, Inc. are filed under Document No. 2009012153.

The Lakes of South Shore Harbour Community Association, Inc Bylaws are filed under Document No. 2002003256.

The Lakes of South Shore Harbour Community Association, Inc. Amendment to Bylaws is filed under Document No. 2012058859.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The Lakes of South Shore Harbour Community Association, Inc. Books and Records Production Policy is filed under Document No. 2011065966.

The Below Lakes of South Shore Harbour Community Association, Inc. Policy, Guidelines, and Resolutions are filed under Document No. 2020016749.

- Records Retention Policy
- Records Inspection Policy
- E-mail Registration Policy
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Violation Schedule
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Billing Policy and Payment Plan Guidelines
- Violation Enforcement Resolution

The Lakes of South Shore Harbour Community Association, Inc. Pool Rules are filed under Document No. 2020020401.

The Lakes of South Shore Harbour Community Association, Inc. Architectural Control Guidelines is filed under Document No. 2020028819

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
contact@spectrumam.com  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00

- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

The Lakes of South Shore Harbour Community Association, Inc.

By: [Signature]  
Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

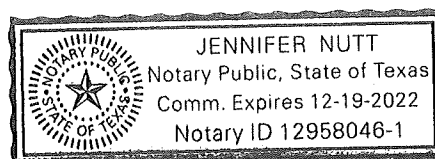
County of Bexar §

This instrument was acknowledged and signed before me on 20  
October, 2021 by Sally Smith, representative of Spectrum Association

Management, the Managing Agent of The Lakes of South Shore Harbour Community Association, Inc.,  
on behalf of said association.

[Signature]  
Notary Public, State of Texas

**After Recording, Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



## FILED AND RECORDED

Instrument Number: 2021077452

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 10/22/2021 3:10PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script, reading "Dwight D. Sullivan".

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*