

MANAGEMENT CERTIFICATE
for
COMMUNITY ASSOCIATION OF HARMONY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Community Association of Harmony, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is commonly known as Harmony and includes various sections including, but not limited to, Allegro at Harmony, Canyon Lakes at Spring Trails, Discovery at Spring Trails, Harmony Bend, Harmony Central Sector, Harmony Creek, Harmony Landing, Harmony Springs, Harmony Village and Vivace at Harmony.
2. Name of Association: The name of the Association is Community Association of Harmony, Inc.
3. Recording Data for the Subdivision:
 - a. Allegro at Harmony, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2015-027411 and Cabinet Z, Sheets 3307-3311 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Allegro at Harmony, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2015-032284 and Cabinet Z, Sheets 3360-3364 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Allegro at Harmony, Section Three (3), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2017083061 and Cabinet Z, Sheets 4698-4702 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Allegro at Harmony, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2018100430 and Cabinet Z, Sheets 5350-5352 of the

Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Canyon Lakes at Spring Trails, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2007-143512 and Cabinet Z, Sheets 1048-1050 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Canyon Lakes at Spring Trails, Section One (1) Partial Replat No. 1 and Extension, a Montgomery County subdivision according to the map or plat thereof filed under Clerk's File No. 2014-063949 and Cabinet Z, Sheets 2943-2946 in the Map Records of Montgomery County, Texas.
- g. Canyon Lakes at Spring Trails, Section One (1) Partial Replat No. 2 and Extension, a Montgomery County subdivision according to the map or plat thereof filed under Clerk's File No. 2016-046442 and Cabinet Z, Sheets 3967-3968 in the Map Records of Montgomery County, Texas.
- h. Canyon Lakes at Spring Trails, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2007-143545 and Cabinet Z, Sheets 1051-1052 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Canyon Lakes at Spring Trails, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2007-139710 and Cabinet Z, Sheets 1035-1036 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Canyon Lakes at Spring Trails, Section Five (5), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2013-029674 and Cabinet Z, Sheets 2420-2421 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Discovery at Spring Trails, Section One (1) also known as Canyon Lakes at Spring Trails, Section Seven (7), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2007-143621 and Cabinet Z, Sheets 1053-1054 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- l. Discovery at Spring Trails, Section Two (2) also known as Canyon Lakes at Spring Trails, Section Eight (8), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2007-143733 and Cabinet Z, Sheets 1055-1056 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Harmony Central Sector, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2015-027414 and Cabinet Z, Sheets 3312-3317 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Harmony Central Sector, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2015-037222 and Cabinet Z, Sheets 3392-3394 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Harmony Creek, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2013-089795 and Cabinet Z, Sheets 2581-2582 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Harmony Creek, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2015-117467 and Cabinet Z, Sheets 3695-3696 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Harmony Landing, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2013-096305 and Cabinet Z, Sheets 2596-2597 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Harmony Springs, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2013-113639 and Cabinet Z, Sheets 2626-2629 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Vivace at Harmony, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2015-117617 and Cabinet Z, Sheets 3699-3704 of the

Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- t. Vivace at Harmony, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2019057413 and Cabinet Z, Sheets 5879-5880 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Vivace at Harmony, Section Three (3), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2020118225 and Cabinet Z, Sheets 6831-6833 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- v. 87.42 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony (The Annexed Property Being Commonly Known as Harmony Village)" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2017008491 (which said Exhibit "A" is incorporated herein by reference).
- w. Harmony Village, Section Three (3), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2018056311 and Cabinet Z, Sheets 5139-5142 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Harmony Village, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2018056312 and Cabinet Z, Sheets 5143-5146 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Harmony Village, Section Six (6), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2017087463 and Cabinet Z, Sheets 4746-4747 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Harmony Village, Section Seven (7), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2018032275 and Cabinet Z, Sheets 5050-5051 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- aa. Harmony Village, Section Eight (8), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2019008277 and Cabinet Z, Sheets 5580-5582 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Harmony Village, Section Nine (9), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2017087475 and Cabinet Z, Sheets 4748-4750 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Property described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc." recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2013136040 (which said Exhibit "A" is incorporated herein by reference).
- dd. 70.44 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc." recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2014084511 (which said Exhibit "A" is incorporated herein by reference).
- ee. 16.16 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc." recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2014125698 (which said Exhibit "A" is incorporated herein by reference).
- ff. 0.1096 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony (The Annexed Property Being Commonly Known as 0.1096 Acre)" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2017024701 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:*

a. Documents:

- (1) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony, Inc.
- (2) First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony, Inc.
- (3) Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony, Inc.
- (4) Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Discovery at Spring Trails.
- (5) Fourth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Community Association of Harmony, Inc.
- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section One (1) a Subdivision in Montgomery County, Texas.
- (7) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section One (1) a Subdivision in Montgomery County, Texas.
- (8) Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section One (1) a Subdivision in Montgomery County, Texas.
- (9) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section Two (2) a Subdivision in Montgomery County, Texas.
- (10) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section Three (3) a Subdivision in Montgomery County, Texas.
- (11) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Allegro at Harmony, Section Four (4) a Subdivision in Montgomery County, Texas.
- (12) Amended and Restated Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section One (1) a Subdivision in Montgomery County, Texas.
- (13) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section Two (2) a Subdivision in Montgomery County, Texas.

- (14) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section Five (5) a Subdivision in Montgomery County, Texas.
- (15) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Discovery at Spring Trails, Section One (1) also known as Canyon Lakes at Spring Trails, Section Seven (7) a Subdivision in Montgomery County, Texas.
- (16) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Discovery at Spring Trails, Section Two (2) also known as Canyon Lakes at Spring Trails, Section Eight (8) a Subdivision in Montgomery County, Texas.
- (17) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section One (1) Partial Replat No. 2 and Extension [Commonly Referred to as Harmony Bend] a Subdivision in Montgomery County, Texas.
- (18) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Spring Trails, Section One (1) Partial Replat No. 2 and Extension [Commonly Referred to as Harmony Bend] a Subdivision in Montgomery County, Texas.
- (19) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Central Sector, Section One (1) a Subdivision in Montgomery County, Texas.
- (20) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Central Sector, Section Two (2) a Subdivision in Montgomery County, Texas.
- (21) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Creek, Section One (1) a Subdivision in Montgomery County, Texas.
- (22) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Creek, Section Four (4) a Subdivision in Montgomery County, Texas.
- (23) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Landing a Subdivision in Montgomery County, Texas.
- (24) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Springs a Subdivision in Montgomery County, Texas.
- (25) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section One (1) a Subdivision in Montgomery County, Texas.

- (26) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section One (1) a Subdivision in Montgomery County, Texas.
- (27) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section Two (2) a Subdivision in Montgomery County, Texas.
- (28) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section Two (2) a Subdivision in Montgomery County, Texas.
- (29) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Vivace at Harmony, Section Three (3) a Subdivision in Montgomery County, Texas.
- (30) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony (The Annexed Property Being Commonly Known As Harmony Village).
- (31) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Village, Section Three (3) a Subdivision in Montgomery County, Texas.
- (32) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Harmony Village, Section Four (4) a Subdivision in Montgomery County, Texas.
- (33) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc.
- (34) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc.
- (35) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc.
- (36) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony (The Annexed Property Being Commonly Known As 0.1096 Acre).

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2013087248.
- (2) Montgomery County Clerk's File No. 2014081358.
- (3) Montgomery County Clerk's File No. 2015097569.
- (4) Montgomery County Clerk's File No. 2018016408.
- (5) Montgomery County Clerk's File No. 2021094584.
- (6) Montgomery County Clerk's File No. 2015049212.
- (7) Montgomery County Clerk's File No. 2015120402.

- (8) Montgomery County Clerk's File No. 2018014386.
- (9) Montgomery County Clerk's File No. 2015049213.
- (10) Montgomery County Clerk's File No. 2017111301.
- (11) Montgomery County Clerk's File No. 2019017898.
- (12) Montgomery County Clerk's File No. 2014065587.
- (13) Montgomery County Clerk's File No. 2008-046985.
- (14) Montgomery County Clerk's File No. 2013042242.
- (15) Montgomery County Clerk's File No. 2008-046986.
- (16) Montgomery County Clerk's File No. 2008-046987.
- (17) Montgomery County Clerk's File No. 2016047150.
- (18) Montgomery County Clerk's File No. 2016055221.
- (19) Montgomery County Clerk's File No. 2015028244.
- (20) Montgomery County Clerk's File No. 2015038217.
- (21) Montgomery County Clerk's File No. 2013090879.
- (22) Montgomery County Clerk's File No. 2016002059.
- (23) Montgomery County Clerk's File No. 2013103254.
- (24) Montgomery County Clerk's File No. 2013115539.
- (25) Montgomery County Clerk's File No. 2016016661.
- (26) Montgomery County Clerk's File No. 2018014382.
- (27) Montgomery County Clerk's File No. 2019108262.
- (28) Montgomery County Clerk's File No. 2020015222.
- (29) Montgomery County Clerk's File No. 2021024501.
- (30) Montgomery County Clerk's File No. 2017008491.
- (31) Montgomery County Clerk's File No. 2018108808.
- (32) Montgomery County Clerk's File No. 2018108807.
- (33) Montgomery County Clerk's File No. 2013136040.
- (34) Montgomery County Clerk's File No. 2014084511.
- (35) Montgomery County Clerk's File No. 2014125698.
- (36) Montgomery County Clerk's File No. 2017024701.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Community Association of Harmony, Inc. c/o FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Vanessa Barreto, Association Manager, FirstService Residential Houston. Address: 1330 Enclave Parkway, Suite 425, Houston, Texas 77077. Phone No.: 1.877.253.9689. Email Address: houston@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.harmony-tx.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 295.00**
Welcome Packet Fee	\$ 26.50
Operating Fund Capitalization Fee (Declaration Sec. 5.6)	Operating Fund Capitalization Fee is an amount equal to 50% of the amount of the Annual Assessment. The Operating Fund Capitalization Fee for 2021 is \$400.00. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee (Declaration Sec. 5.7)	Reserve Fund Capitalization Fee is an amount equal to ¼ of the amount of the Annual Assessment. The Reserve Fund Capitalization Fee for 2021 is \$200.00. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.
Association Transfer Fee (Declaration 5.8)	Association Transfer Fee is set by the Board but shall not exceed ¼ of the Annual Assessment. The Association Transfer Fee for 2021 is \$200.00. This fee does not apply for any transfer of a lot from either a Developer or a Declarant to a Builder. For future years, the amount should be confirmed with the Association.
Community Enhancement Fee (Declaration Sec. 5.9)	<p>Unless exempt from payment of the Community Enhancement Fee ("CEF") per Declaration Secs. 5.9(d-e), a CEF will be charged to the owner upon each transfer of title to a lot. The CEF is 0.5% (i.e., one-half of one percent) of the Gross Selling Price of a lot.</p> <p>The term Gross Selling Price means the total cost to the purchaser of a lot and all improvements thereon as indicated</p>

E-FILED FOR RECORD

12/28/2022 04:01PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

12/28/2022



County Clerk
Montgomery County, Texas