

**KERRY CARL HAGAN, P.C.
ATTORNEY AT LAW**

50 W. Cedar Avenue
Coldspring, Texas 77331
Phone: 936-653-4444

14330 US Highway 190 West
Onalaska, Texas 77360
Phone: 936-646-6970

e-mail: kerryhagan@gmail.com
haganlawyer.com

August 15, 2022

Twin Harbors on Lake Livingston POA, Inc.
274 Valleyview Dr.
Onalaska, Texas 77360

Re: **2022 Amended** Management Certificate

Dear Twin Harbors:

Enclosed please find original **2022 Amended** Management Certificate, which has been filed for permanent record at the office of the County Clerk of Polk County, Texas. This is an important document and should be kept with the Association's important papers.

Should you have any questions concerning this, please do not hesitate to contact my office at 936-646-6970, Monday through Thursday, 8:00 a.m. to 4:00 p.m.

Sincerely,

/s/ Brody E. Smith

Brody E. Smith

BES/lr
Enclosure

**AMENDED 2022 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004**

**THE STATE OF TEXAS §
 §
COUNTY OF POLK

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TWIN HARBORS ON LAKE LIVINGSTON PROPERTY OWNERS ASSOCIATION, INC., a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- (A) The name of the subdivision is: TWIN HARBORS.
- (B) The name of the association is: TWIN HARBORS ON LAKE LIVINGSTON PROPERTY OWNERS ASSOCIATION, INC., and the mailing address of the association is: 274 Valleyview Drive Onalaska, Texas 77360.
- (C) The website of the Association is: www.twinharborslakelivingston.com.
- (E) The email address for the Association is: info@twinharborslakelivingston.com.
- (F) The phone number for the Association is: 936646-2242
- (G) The name and mailing address of the person managing the association or the association's designated representative is: JOSEPH M. POLIZZI, 274 Valleyview Drive, Onalaska, Texas 77360.
- (H) The recording data for the plats of the subdivision filed in the Plat Records of Polk County, Texas, are:
 - (a) Plat for Section 1 Volume 7, Page 10;
 - (b) Plat for Sections II thru V - Volume 7, Page 22;
 - (c) Plat for Reserve 2, Section IV - Volume 7, Page 32;
 - (d) Plat for Reserve 3, Section IV - Volume 7, Page 32;
 - (e) Plat for Section V - Volume 7, Page 36; and
 - (f) Plat for Reserve 1, Section IV (The Point) - Volume 11, Page 5.

DECLARATORY INSTRUMENT IDENTIFICATION:

1. Restrictions for Section 1 – Volume 322, Page 757, Deed Records of Polk County, Texas;
2. Restrictions for Sections II thru V – Volume 322, Page 762, Deed Records of Polk County, Texas;
3. First Amended Deed Restrictions – Volume 349, Page 850, Deed Records of Polk County, Texas;
4. Restrictions for Reserve 2, Section IV – Volume 368, Page 339, Deed Records of Polk County, Texas;
5. Restrictions for Reserve 3, Section IV – Volume 368, Page 345, Deed Records of Polk County, Texas;
6. Restrictions for Reserve 1, Section IV (The Point) – Volume 384, Page 318, Deed Records of Polk County, Texas;
7. Restrictions for Reserves 2 and 3, Section V – Volume 1612, Page 758, Deed Records of Polk County, Texas;
8. Corporate Charter – see Management Certificate at Volume 20081642, Page 721, Official Public Records, Polk County, Texas;
9. Current Bylaws (10TH Amended) at Volume 20212359, Page 799, Official Records of Polk County, Texas.

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

Rules and Regulations adopted by Board of Directors: available at the Association's office at 274 Valleyview, Onalaska, Texas 773606011.

Annual Maintenance Fees – \$120.00 PER LOT PER YEAR

Special Assessment Fees – \$95.00 per improved lot (residence) annually
\$65.00 per unimproved lot annually

Late Fees – \$20.00 PER LOT PER MONTH after 60 days past due

Resale Certificate – \$375.00 Max

Updated Resale Certificate - \$75.00

Executed this 23rd day of July, 2022.

TWIN HARBORS ON LAKE
LIVINGSTON PROPERTY OWNERS
ASSOCIATION, INC.

By: Joseph M Polizzi
— JOSEPH M. POLIZZI, President

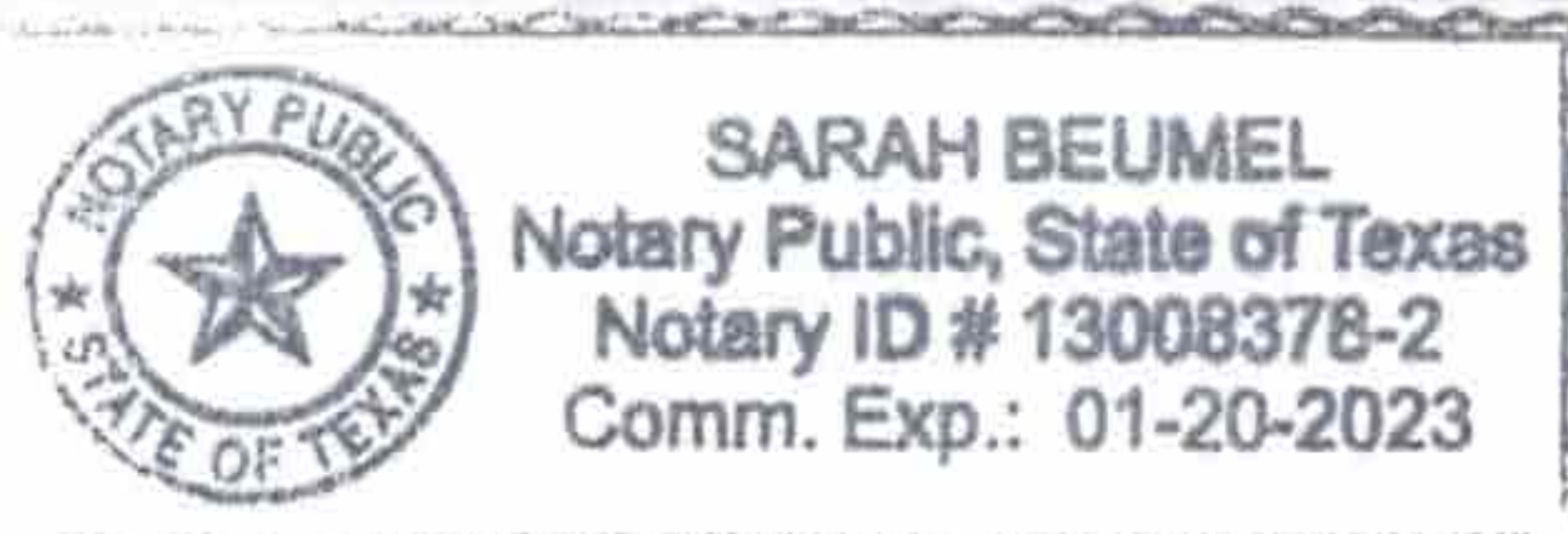
THE STATE OF TEXAS §

COUNTY OF POLK

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On this day, personally appeared to me, JOSEPH M. POLIZZI, President of TWIN HARBORS ON LAKE LIVINGSTON PROPERTY OWNERS ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of July, 2022.



Sarah Beumel
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
KERRY CARL HAGAN, P. C.
Attorney at Law
14330 Hwy 190 West
Onalaska, Texas 77360
Telephone: 936-646-6970

Telephone: 936-653-4444
Email: kerryhagan@gmail.com

AFTER RECORDING, PLEASE RETURN TO:
Kerry C. Hagan for transmission to:
Twin Harbors on Lake Livingston Property Owners Association

FILED FOR RECORD
Jul 26 2022 11:04:07

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS - COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped heron by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped heron by me.

Schelana Hock  Jul 26, 2022
COUNTY CLERK
POLK COUNTY, TEXAS