

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

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**Instrument Number:** 2023-00019099

**As**

**Recorded On:** 12/26/2023 02:15 PM **Recordings - Land**

**Parties:** PARK HARBOR PROPERTY OWNERS ASSOCIATION

**To:** PUBLIC

**Number of Pages:** 3 Pages

**Comment:**

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(Parties listed above are for Clerks reference only)

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

**Total Recording:** 26.00

**File Information:**

Document Number: 2023-00019099

Receipt Number: 2023-22637

Recorded Date/Time: 12/26/2023 02:15 PM

Recorded By: Janice Hankins

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**\*\*\*\*\*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



*Mary Margaret Wright*

County Clerk  
Henderson County, Texas

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**Record and Return To:**

PARK HARBOR SUBDIVISION  
PO BOX 665

EUSTACE, TX 75124



**PARK HARBOR PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE**  
As required by Section 209.004, Texas Property Code

1. **Name of the subdivision:** Park Harbor Subdivision
2. **Name of the association:** Park Harbor Property Owners Association
3. **Recording data for the subdivision:**
  - a. Plat recorded in Volume 6, Page 21 of the Plat Records of Henderson County, Texas.
4. **Recording data for the declarations:**
  - a. Sixth Amended and Restated Covenants, Conditions, and Restrictions recorded in the Official Records of Henderson County, Texas. Document number: 2023-00019098
  - b. Amended and Restated Bylaws recorded in the Official Records of Henderson County, Texas. Document number: 2022-00021827
5. **Name and mailing address of the Association:** Park Harbor Property Owners Association, P.O. 665, Eustace, Texas 75124
6. **Contact information for the Association's designated representative:**

Charlene Mason, President  
7275 Park View Dr.  
Eustace, Tx 75124  
Tel: 903-681-7501 email: [charlenemason77@yahoo.com](mailto:charlenemason77@yahoo.com)
7. **Website where all dedicatory instruments are available:**

[www.parkharborpoa.com](http://www.parkharborpoa.com)
8. **Fees charged by the Association relating to property transfer in the subdivision:**

Transfer Fee: \$100.00  
Resale Certificate Fee: \$375.00

SIGNED this 24 day of December, 2023

Park Harbor Property Owners Association

By: [Signature]

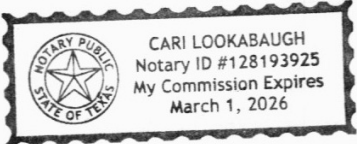
Name: F.E. Miller

Title: Secretary POA

**AFTER RECORDING RETURN TO:**  
Eddie Miller  
831 Elgin Court  
Rockwall, Tx 75032

THE STATE OF TEXAS       §  
  §  
COUNTY OF HENDERSON   §

This instrument was acknowledged before me on the 24 day of December 2023, by Francis Edward Miller Secretary of Park Harbor Property Owners Association.



[Signature]  
Notary Public for the State of Texas