

**PROPERTY OWNERS' MANAGEMENT CERTIFICATE
FOR
TURTLEWOOD SQUARE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Turtlewood Square Community Association, Inc., a non-profit corporation 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:

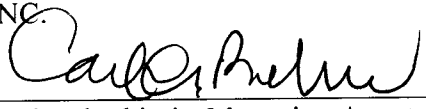
1. Name of Subdivision: Turtlewood Square.
2. Name of Association: Turtlewood Square Community Association, Inc.
3. Recording Data for the Subdivision and Recording Data of the Declaration:
 - a. Turtlewood Square, an addition in Harris County, Texas according to the map or plate thereof filed under Clerk's File No. V263440, Official Public Records of Real Property of Harris County, Texas and recorded under Clerk's Film Code No. 488049, Map Records of Harris County, Texas.
 - b. Declaration of Covenants, Conditions, Restrictions and Easements for Turtlewood Square, A Residential Subdivision in Harris County, Texas, filed on December 13, 2001 under County Clerk's File No. V478707, Official Public Records of Real Property of Harris County, Texas.
 - c. First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Turtlewood Square, A Residential Subdivision in Harris County, Texas, filed on March 19, 2002 under County Clerk's File No. V670693, Official Public Records of Real Property of Harris County, Texas.
 - d. Second Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Turtlewood Square, A Residential Subdivision in Harris County, Texas, filed on October 08, 2002 under County Clerk's File No. W137067, Official Public Records of Real Property of Harris County, Texas.
 - e. Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Turtlewood Square, filed on August 12, 2003 under County Clerk's File No. W922553, Official Public Records of Real Property of Harris County, Texas.
 - f. Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Turtlewood Square, filed on March 3, 2004 under County Clerk's File No. X431317, Official Public Records of Real Property of Harris County, Texas.

4. Name and Mailing Address of the Association is: Turtlewood Square Community Association, Inc. c/o Genesis Community Management, Inc., 9700 Richmond Avenue, Suite 160, Houston, Texas 77042.
5. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Genesis Community Management, Inc., 9700 Richmond Avenue, Suite 160, Houston, Texas 77042.
6. Telephone Number to Contact the Association: 713-953-0808.
7. Email Address to Contact the Association: Natalie@GenesisCommunity.com
8. The Association's website may be found at: www.GenesisCommunity.com
9. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$275.00 or more, not to exceed the maximum allowable rate.
 - b. Updated Resale Certificate: \$75.00.
 - c. Rush Fee for Resale Certificate: \$50.00.
 - d. Printed Legal Documentation Fee: \$25.00.
 - e. Transfer Fee: \$300.00.
 - f. Refinance Fee: \$150.00.
 - g. Quote Fee: \$25.00.

Executed on this the 24th day of August 2021.

TURTLEWOOD SQUARE
COMMUNITY ASSOCIATION,
INC.

By:


Carl Debarbieris, Managing Agent

THE STATE OF TEXAS

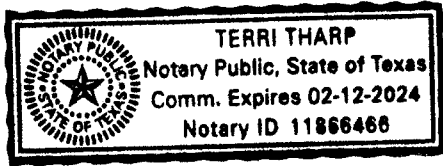
§

COUNTY OF HARRIS

§

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 24th day of August, 2021 personally appeared Carl Debarbieris, Managing Agent of Turtlewood Square Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Terri Tharp

Notary Public in and for the State of Texas

E-RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2021-485579
Pages 4
08/25/2021 03:15 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-485579