

**MANAGEMENT CERTIFICATE
OF
VILLAS AT KING HARBOR HOMEOWNERS ASSOCIATION INC.**
(Pursuant to Section 209.004 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THAT, the **VILLAS AT KING HARBOR HOMEOWNERS ASSOCIATION INC.**, a Texas non-profit corporation and property owners' association as defined by Chapter 209 of the Texas Property Code, hereby files this management certificate as required by Section 209.004 of the Texas Property Code:

1. The name of the Subdivision is: Villas at Kings Harbor Amending Plat No.2
2. The name of the Association is: Villas at King Harbor Homeowners Association Inc.
3. The recording data for the Subdivision is:
 - a. Villas at Kings Harbor Amending Plat No.2, as recorded under Film Code No.: 621110 of the Map Records of Harris County, Texas.
4. The recording data for the declaration is:
 - a. Declaration of Covenants, Conditions, Restrictions and Easements for Villas at Kings Harbor Townhomes filed on August 21, 12007, under Harris County Clerk's File No. 20070511311, of the Official Public Records of Real Property of Harris County, Texas;
 - b. First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Villas at Kings Harbor Townhomes filed on May 8, 2012, under Harris County Clerk's File No.: 20120201195, of the Official Public Records of Real Property of Harris County, Texas;
 - c. Second Amendment to Declarations of Covenants, Conditions, Restrictions and Easements for Villas at Kings Harbor Townhomes filed on February 29, 2016, under Harris County Clerk's File No.: RP-2016-826288, of the Official Public Records of Real Property of Harris County, Texas
 - d. Third Amendment to Declarations of Covenants, Conditions, Restrictions and Easements for Villas at Kings Harbor Townhomes filed on August 17, 2019, under Harris County Clerk's File No.: RP-2019-345251, of the Official Public Records of Real Property of Harris County, Texas
5. The name of the Association and mailing information is:

RP-2022-245636

RP-2022-245636

Villas at King Harbor Homeowners Association Inc.
5210 Spruce St
Houston, Texas 77081

6. The name and mailing information of the person managing the Association or the Association's designated representative is as follows:

Management Contact Information	
Name of Manager:	TBD Management, LLC
Address of Manager:	5847 San Felipe Street, Suite 2800 Houston, Texas 77057
Phone Number:	713-219-9400
Email:	hoa@tbdmanagementllc.com

7. The website address of any Internet website on which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is:

Association's Website Address
Condo Café Resident Portal: https://tbd-condo.securecafe.com/residentservices/tbd-condo/userlogin.aspx

8. The amount and description of any fees charged by the Association relating to a property transfer in the Subdivision is:

Association's Property Transfer Fees
\$175.00 made payable to TBD Management LLC.

9. Other information the Association considers appropriate is as follows:

[THIS SPACE INTENTIONALLY LEFT BLANK]

RP-2022-245636

**SIGNATURE PAGE
TO
MANAGEMENT CERTIFICATE
OF
VILLAS AT KING HARBOR HOMEOWNERS ASSOCIATION INC.
(Pursuant to Section 209.004 of the Texas Property Code)**

IN WITNESS WHEREOF, this Management Certificate has been signed by the undersigned, being duly authorized to do so, as of the date written below.

SIGNED and DATED as of April 22nd, 2022.

Association:

Villas at King Harbor Homeowners Association Inc.,
a Texas non-profit corporation

By: _____

Name: _____

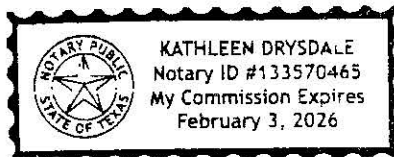
Title: _____

Edith Ernwall
HOA Director

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 22nd day of April, 2022, by Edith Ernwall, as HOA Director of Villas at King Harbor Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Notary Public, State of Texas

My commission expires: 02/03/2026

Kathleen Drysdale
Print or Type Name of Notary

AFTER RECORDING, RETURN TO:

Jason Davis, P.E.
Spencer Fane LLP
1500 Winding Way
Friendswood, Texas 77546

RP-2022-245636
Pages 5
05/10/2022 10:44 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2022-245636