

Management Certificate

*In compliance with Tex. Prop. Code, Title 11 Section 209.004*

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

I, Jane Godwin, am the Property Manager of Shepherd Trace Homeowners Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision:   Shepherd Trace  
Name of Association:   Shepherd Trace Homeowners Association, Inc.  
Website of Association: <http://www.randallmanagement.com/shepherd-trace/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Covenants, Conditions and Restrictions	F786720	09/27/78
Articles of Incorporation	CHA070	10/04/78
Architectural Guidelines	N763565	07/13/92
1st Amendment to CCRs	T910480	08/16/99
Amended Collection Policy, Supplemental Deed Policy, Record Retention Policy	20110542667	12/28/11
By-Laws	20120338890	07/30/12
Flag Display, Xeriscaping Policies	20130634882	12/23/13

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Shepherd Trace Homeowners Association, Inc.  
Randall Management  
6200 Savoy, Suite 420  
Houston, Tx 77036

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Jane Godwin  
Mayra Mora  
Randall Management  
6200 Savoy, Suite 420  
Houston, Tx 77036  
(713) 728-1126  
ST@randallmanagement.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE  
940 Corbindale Rd.  
Houston, Texas 77024  
Telephone (713) 840-1515  
Facsimile (713) 840-1521

Date: August 31, 2021

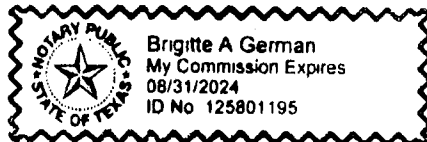
By: Jane Godwin  
Jane Godwin, Property Manager

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 31 day of August, 2021, by Jane Godwin, Property Manager, on behalf of the Association.



Blissman  
Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING  
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

DESCRIPTION	AMOUNT	MADE PAYABLE TO:
Management Transfer Fee	\$250.00	Randall Management
Association Transfer Fee	N/A	Association
Refinancing Fee	\$100	Randall Management
Resale Certificate	\$250	Randall Management
Resale Update	\$75	Randall Management
Quote Fee	\$100	Randall Management
Quote Update	\$50	Randall Management
Capital Reserve Fee	N/A	Association
Move-in Fee	N/A	Association
Elevator Fee	N/A	Association
Resale Cert. Rush Fees	<ul style="list-style-type: none"><li>\$25.00 (5-6 Days)</li><li>\$50.00 (3-4 Days)</li><li>\$75.00 (1-2 Days)</li></ul>	Randall Management
Quote Rush Fees	<ul style="list-style-type: none"><li>\$25.00 (5-6 Days)</li><li>\$50.00 (3-4 Days)</li><li>\$75.00 (1-2 Days)</li></ul>	Randall Management

RP-2021-503506

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# Pages 3  
09/02/2021 09:14 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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