

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
HAMPTON CREEK COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

HAMPTON CREEK COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Hampton Creek.
- (2) The name of the association is Hampton Creek Community Association, Inc.
- (3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:
 - a. Hampton Creek, Section One, under Clerk's File No. 20140100446;
 - b. Hampton Creek, Section Two, under Clerk's File No. 20140100447;
 - c. Hampton Creek, Section Three, under Clerk's File No. 20150039353;
 - d. Hampton Creek, Section Four, under Clerk's File No. 20150427042;
 - e. Hampton Creek, Section Five, under Clerk's File No. 20150097634;
 - f. Hampton Creek, Section Six, under Clerk's File No. 20150339979;
 - g. Hampton Creek, Section Seven, under Clerk's File No. RP-2016-378722;
 - h. Hampton Creek, Section Eight, under Clerk's File No. RP-2017-502431;
 - i. Hampton Creek, Section Nine, under Clerk's File No. RP-2017-311597.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
 - a. Hampton Creek Master Covenant, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140046979;
 - b. First Amendment to Hampton Creek Master Covenant, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140079704;
 - c. Hampton Creek Adoption of Working Capital Assessment, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140048131;
 - d. Hampton Creek Developmental Declaration, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140331709;

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- e. First Amendment to Development Area Declaration, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2017-81438;
 - f. Second Amendment to Development Area Declaration, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2017-331409;
 - g. Deed Restriction, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150473374;
 - h. Notice of Applicability [Residential], recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140334093;
 - i. Notice of Applicability of Master Covenant and Development Area Declaration [Residential] [Secs 3, 5, and 6], recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150412446;
 - j. Notice of Applicability of Master Covenant and Development Area Declaration [Residential] [Sec 7], recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-416495;
 - k. Notice of Applicability of Master Covenant and Development Area Declaration [Residential] [Secs 8 and 9], recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2017-536576.

(5) The name and mailing address of the Association is:

Hampton Creek Community Association, Inc.
c/o FirstService Residential Houston
2925 Briar Park, Suite 700
Houston, Texas 77042

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- a. FirstService Residential Houston;
- b. 2925 Briar Park, Suite 700, Houston, Texas 77042;
- c. 1-877-253-9689;
- d. Houston@fsresidential.com.

(7) The Association's website address is: <https://hamptoncreek.connectresident.com/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$340.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50;
- f. Capitalization Fee: Equal to the amount of the Annual Assessment (currently \$996.00).

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 23 DAY OF October, 2024.

By: Joni Pursley, Managing Agent for Hampton Creek Community Association, Inc., on behalf of FirstService Residential Houston.

Joni Pursley
Print Name

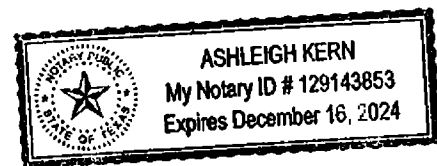
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential Houston, Managing Agent for Hampton Creek Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of October, 2024.

Ashleigh Kern
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas, TX 75254



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Pages 4
10/29/2024 08:49 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

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