

RP-2021-683786  
Nov 30, 2021

**MANAGEMENT CERTIFICATE FOR  
THE VILLAS AT NEWPORT COMMUNITY ASSOCIATION.**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

The VILLAS AT NEWPORT COMMUNITY ASSOCIATION., a Texas non-profit corporation, files this Management Certificate, pursuant to §209.004 of the Texas Property Code, as follows:


- (1) The name of the subdivision is VILLAS AT NEWPORT.
- (2) The name of the association is The VILLAS AT NEWPORT COMMUNITY ASSOCIATION.
- (3) The subdivision is recorded with Map and Plat Records of Harris County, Texas under Volume 673, Page 168.
- (4) The Declaration(s) for the Association is recorded in the Real Property Records of Harris County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions for Villas at Newport Section One, recorded under Harris County Clerk's File No. 20150158014
  - (b) Supplementary Declaration of Covenants, Conditions and Restrictions Annexation for Villas at Newport, recorded under Harris County Clerk's File No. 20150331960-July 27, 2015
- (5) Other documents pertaining to the Association:
  - (a) Collection Procedures recorded under Harris County Clerk's File No. R-2021- 65015, replacing Certificate OF Corporate Resolution OF Villas at Newport Community Association Collection/Payment Plan Policy, recorded under Harris County Clerk's File No. 20150458089 October 06, 2015
  - (b) Deed Restriction Procedures recorded under Harris County Clerk's File No. RP-2021-65016.
  - (c) Certificate OF Adoption OF Document Retention Policy of Villas AT Newport Community Association, recorded under Harris County Clerk's File No. 20150458090- October 06, 2015
  - (d) Certificate OF Adoption OF Records Production and Copying Policy of Villas at Newport Community Association, recorded under Harris County Clerk's File No. 20150458086-October 06, 2015
  - (e) Certificate of Adoption of Flag Display Guidelines of Villas at Newport Community Association, recorded under Harris County Clerk's File No. 20150458088-October 06, 2015

- (f) Certificate of Adoption of Rainwater Harvesting System Guidelines of Villas at Newport Community Association, recorded under Harris County Clerk's File No. 20150458087 October 06,2015
  - (g) Certificate of Adoption of Solar Energy Devices Guidelines of Villas at Newport Community Association, recorded under Harris County Clerk's File No. 20150458091- October 06,2017
  - (h) Certificate of Adoption of Shingle Criteria of Villas at Newport Community Association, recorded under Harris County Clerk's File No. 20150458092- October 06,2017
  - (i) Certificate of Adoption of Standby Electric Generator Guidelines of Villas at Newport Community Association, recorded under Harris County Clerk's File No. 20150458085-October 06,2017
- (6) The mailing address of The Villas at Newport Community Association, Inc. is PO Box 1362, Crosby, Texas 77532.
  - (7) The physical address of The Villas at Newport Community Association, Inc. is 2102 Country Club Drive, Crosby, Texas 77532.
  - (8) The name and mailing address of the Association's Designated Representative is Carol Jones, PO Box 1362, Crosby, Texas 77532.
  - (9) The physical address of the Association's Designated Representative is 2102 Country Club Drive, Crosby, Texas 77532.
  - (10) The association's website can be found under [newportpoa.com/villas](http://newportpoa.com/villas) at Newport.
  - (10) The following fees are charged in connection with the transfer of each lot in Newport:

1. Transfer Fee	\$200.00
2. Certificate of Compliance (Resale)	\$175.00
3. Quote Fee	\$ 50.00
4. Update (second request)	\$ 75.00
5. Expedite (less than 5 days)	\$ 50.00
6. Refinance Fee	\$ 75.00

SIGNED THIS 29<sup>th</sup> day of November, 2021.

THE VILLAS AT NEWPORT COMMUNITY ASSOCIATION

By:   
Carol Jones, Manager

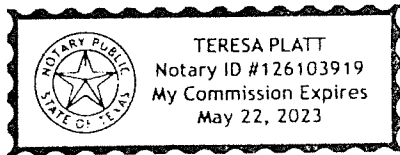
STATE OF TEXAS

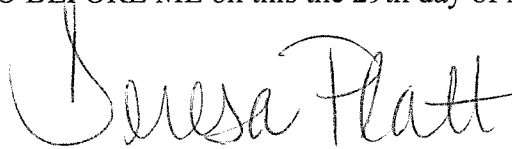
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COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared Carol Jones, Manager for The Villas at Newport Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 29th day of November, 2021.



  
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Notary Public for the State of Texas

AFTER RECORDING RETURN TO:

PO Box 1362  
Crosby, Tx 77532