

**Management Certificate**

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

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

I, Angelica Perez, am the Property Manager of Northglen Association, 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:   Northglen  
Name of Association:   Northglen Association  
Website of Association: <http://www.randallmanagement.com/northglen/>

The governing documents for the Association are as follows:

| NAME  | FILING #       | DATE FILED |
|---|----------------|------------|
| Plat – Northglen (Section 1)                        | F643678        | 06/16/78   |
| Plat – Northglen (Section 2)                        | F669325        | 07/06/78   |
| Covenants, Conditions and Restrictions Section 2)   | F690044        | 07/28/78   |
| Plat – Northglen (Section 3)                        | G398349        | 01/18/80   |
| Plat – Northglen (Section 4)                        | G482768        | 04/01/80   |
| Amended Covenants (Section 4)                       | G653617        | 08/15/80   |
| Plat – Northglen (Section 4)                        | G653391        | 08/27/80   |
| Plat – Northglen (Section 3)                        | G949099        | 04/27/81   |
| Covenants, Conditions and Restrictions Section 3)   | H001158        | 06/05/81   |
| Annexation (Section 3)                              | H001159        | 06/05/81   |
| Plat – Northglen (Section 5)                        | H730232        | 12/10/82   |
| Plat – Northglen (Section 6)                        | H730234        | 12/10/82   |
| Annexation (Section 5)                              | H744331        | 12/17/82   |
| Covenants, Conditions and Restrictions Section 5)   | H756137        | 12/29/82   |
| Covenants, Conditions and Restrictions Section 6)   | H758136        | 12/29/82   |
| Plat – Northglen (Section 6 Replat)                 | N187932        | 06/19/91   |
| Plat – Northglen (Section 4)                        | N228773        | 07/17/91   |
| Plat – Northglen (Section 5)                        | N853026        | 09/09/92   |
| Plat – Northglen (Section 6)                        | N853027        | 09/09/92   |
| Covenants, Conditions and Restrictions Section 1)   | F648264        | 11/28/97   |
| Articles of Incorporation                           | U264059        | 03/08/00   |
| Bylaws  | U264059        | 03/08/00   |
| Resolution for By-Laws Amendment                    | U264059        | 03/08/00   |
| Amended By-Laws                                     | U264059        | 03/08/00   |
| Collection Policy                                   | U264059        | 03/08/00   |
| Resolution for By-Laws Amendment                    | 20100491986    | 11/17/10   |
| Am. Coll. Policy, Supp. Deed Policy, Records Policy | 20110542653    | 12/28/11   |
| Amended By-Laws                                     | 20120374877    | 08/17/12   |
| Xeriscaping Policy, Amended Flag Policy             | 20130632645    | 12/20/13   |
| Vehicle Policy                                      | RP-2020-181705 | 04/30/20   |
| Amended Collection Policy                           | RP-2021-498154 | 08/31/21   |

RP-2025-125918

|  |                |          |
|--|----------------|----------|
| Covenant Enforcement & Hearing Policy                                  | RP-2021-498135 | 08/31/21 |
| Generator Installation & Use Policy                                    | RP-2021-498163 | 08/31/21 |
| Rental & Leasing Policy  | RP-2021-498094 | 08/31/21 |
| Supplemental Deed Policy (Relig. Items, Pool Encl., Security Measures) | RP-2021-498112 | 08/31/21 |
| Transfer Fee Policy  | RP-2023-323130 | 08/23/23 |
| Bidding Policy   | RP-2024-396940 | 10/25/24 |
| Basketball Goal Policy   | RP-2025-98977  | 03/19/25 |
| Visible Address Policy   | RP-2025-99031  | 03/19/25 |

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.

The name and mailing address of the Association:

Northglen Association  
6200 Savoy Dr Ste 420  
Houston, Tx 77036-3324

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

Angelica Perez  
Randall Management  
6200 Savoy, Suite 420  
Houston, Tx 77036  
(713) 728-1126  
NG@randallmanagement.com

Legal Counsel for the Association is as follows:

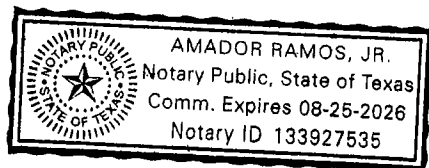
LAMBRIGHT ★ MCKEE  
940 Corbindale Rd.  
Houston, Texas 77024  
Telephone (713) 840-1515  
Facsimile (713) 840-1521

Date: MARCH 26, 2025

By: [Signature]  
Angelica Perez, Property Manager

STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 26<sup>th</sup> day of MARCH, 2025 by Angelica Perez, Property Manager, on behalf of the Association.



[Signature]  
Notary Public in and for the State of Texas

RP-2025-125918

EXHIBIT "A"

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

| <b><u>DESCRIPTION</u></b> | <b><u>AMOUNT</u></b>   | <b><u>MADE PAYABLE TO:</u></b> |
|---------------------------|--|--------------------------------|
| Management Transfer Fee   | \$250.00   | Randall Management             |
| Association Transfer Fee  | \$300.00   | 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-2025-125918  
# Pages 4  
04/07/2025 10:54 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

RP-2025-125918