

KEMPWOOD MANOR COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Kempwood Manor Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Kempwood Manor Subdivision.

Name of the Association: Kempwood Manor Community Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Kempwood Manor Subdivision, recorded under Volume 636, Page 228, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, Restrictions and Easements for Kempwood Manor, under Harris County Clerk's File No. 20120135091, along with any amendments or supplements thereto;
- (b) First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Kempwood Manor, under Clerk's File No. 20130364233;
- (c) Certificate of Filing and Certificate of Formation of Kempwood Manor Community Association, Inc., under Clerk's File No. 20130465056;
- (d) ByLaws of Kempwood Manor Community Association, Inc., under Clerk's File No. 20130465056;
- (e) Kempwood Manor Community Association, Inc. Architectural Guidelines, under Clerk's File No. 20130465056;
- (f) Kempwood Manor Community Association, Inc. Assessment Collection Policy, under Clerk's File No. 20130465056;
- (g) Kempwood Manor Community Association, Inc. Association Documents Inspection and Copying Policy, under Clerk's File No. 20130465056;
- (h) Kempwood Manor Community Association, Inc. Documents Retention Policy, under Clerk's File No. 20130465056;
- (i) Declarant's Certificate of Adoption of ByLaws, Architectural Guidelines and Policies for Kempwood Manor Community Association, Inc., under Clerk's File No. 20130465056;
- (j) Kempwood Manor CA, Inc. Assessment Collection Policy, under Clerk's File No. RP-2021-409174.

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite

\$125 for 3 day expedite

Capitalization Fee on the sale of each lot each Purchaser shall pay equal to ½ of Current Annual Assessment Rate.

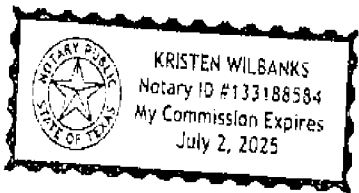
Executed on this the 7th day of January, 2022

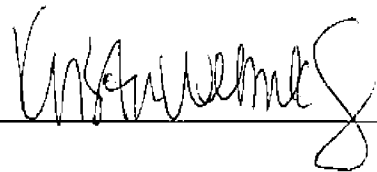
Kempwood Manor Community Association, Inc., acting by and through its managing agent, Principal Management Group of Houston


Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Kempwood Manor Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.





Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

RP-2022-43147

RP-2022-43147
Pages 4
01/25/2022 11:10 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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-2022-43147