

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
2016 MAIN OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF HARRIS §

The undersigned, being an Officer of 2016 Main Owners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: 2016 Main Condominiums.
2. Name of Association: 2016 Main Owners Association, Inc.
3. Location of the Condominium: 2016 Main Condominiums, 2016 Main Street, Houston, TX 77002.
4. Recording Data for the Condominium Declaration:
 - a. Condominium Declaration for 2016 Main recorded under Clerk's File No. G321703 in the Official Public Records of Harris County, Texas.
 - b. Supplement and Amendment to the Condominium Declaration for 2016 Main recorded under Clerk's File No. N155022 in the Official Public Records of Harris County, Texas.
 - c. Supplement to Supplement and Amendment to the Condominium Declaration for 2016 Main recorded under Clerk's File No. N197246 in the Official Public Records of Harris County, Texas.
 - d. Second Amendment to the Condominium Declaration for 2016 Main recorded under Clerk's File No. P020704 in the Official Public Records of Harris County, Texas.
 - e. Correction of Second Amendment to the Condominium Declaration for 2016 Main recorded under Clerk's File No. R096772 in the Official Public Records of Harris County, Texas.
 - f. Third Amendment to the Condominium Declaration for 2016 Main recorded under Clerk's File No. P779725 in the Official Public Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: 2016 Main Owners Association, Inc. c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: 2016 Main Owners Association, Inc. c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
7. Telephone Number to Contact the Association is: 1-877-253-9689.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is: <https://2016Main.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of a Unit:
- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Rush Fee for Resale Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - c. Updated Resale Certificate: \$75.00.
 - d. Transfer Fee: \$340.00.
 - e. Welcome Disclosure Package: \$26.50
 - f. Refinance Certificate Fee: \$150.00.
 - g. Rush Fee for Refinance Certificate:
 - i. 1-2 days: \$125.00.
 - ii. 3-5 days: \$75.00.
 - h. Refinance Certificate Update: \$75.00.
 - i. Refinance Transfer Fee: \$100.00.
 - j. Uniform Condo Questionnaire: \$220.00
 - k. Rush Fee for Uniform Condo Questionnaire:
 - i. 1-2 days: \$105.00.
 - ii. 3-5 days: \$55.00.
 - l. Working Capital Fee/Reserve Contribution: Two (2) months of assessments.

Executed on this the 26 day of February 2024.

2016 Main Owners Association, Inc., a Texas non-profit corporation

By: Susan E. Hill
Treasurer, Officer


THE STATE OF TEXAS

COUNTY OF HARRIS

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ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 21st day of February 2024 personally appeared Susan Hill, Officer of 2016 Main Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

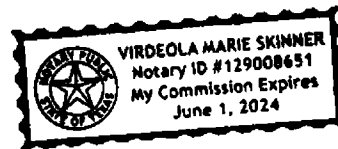

Notary Public in and for the State of Texas

E-RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479



RP-2024-68108
Pages 4
02/28/2024 10:29 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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