

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE TANGLEWOOD CONDOMINIUM OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTIES OF HARRIS       §

The undersigned, being an Officer of The Tanglewood Condominium 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: The Tanglewood Condominium.
2. Name of Association: The Tanglewood Condominium Owners Association, Inc.
3. Location of the Condominium: The Tanglewood Condominium, 1616 Fountainview Dr., Houston, Texas 77057.
4. Recording Data for the Condominium Declaration:
  - a. Condominium Declaration for Tanglewood Condominiums filed recorded under File No. W137340 of the Real Property Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: The Tanglewood Condominium 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: The Tanglewood Condominium 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: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)
9. The Association's website may be found at: <https://TanglewoodCondos.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of a Unit:
  - Transfer Fee: \$340.00
  - Welcome Disclosure Package: \$26.50
  - Resale Certificate: \$375.00 (6-10 days); \$450.00 (3-5 days), \$500.00 (1-2 days)
  - Refinance Certificate: \$150.00 (6-10 days)
  - Resale/Refinance Certificate Update: \$75.00 (3-5 days)

Refinance Transfer Fee: \$100.00

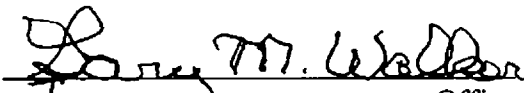
Uniform Condo Questionnaire: \$220.00 (6-10 days); \$275.00 (3-5 days), \$325.00 (1-2 days)

Lender Form Questionnaire: \$350.00 (6-10 days)

Working Capital Fee/Reserves Contribution: Equal to 2 months' dues

Executed on this the 28<sup>th</sup> day of December 2023.

The Tanglewood Condominium Owners Association,  
Inc., a Texas non-profit corporation

By:   
Treasurer, Officer

THE STATE OF TEXAS

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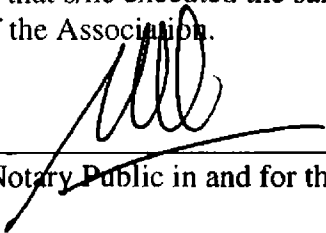
ACKNOWLEDGMENT

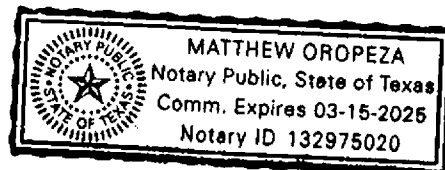
COUNTY OF HARRIS

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BEFORE ME, the undersigned notary public, on this the 28 day of December 2023 personally appeared Gary M Walker, Officer of The Tanglewood Condominium 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:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

RP-2023-488635  
# Pages 3  
12/29/2023 09:50 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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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