PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)

- 1 The name of the subdivision is Eado Point
- 2. The name of the association is Eado Point Community Association, Inc., a Texas nonprofit corporation.
- 3 The recording data for the subdivision is

Eado Point, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File RP-2017-35598, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 680401, Map Records of Harris County, Texas

4 The recording data for the declaration is.

Declaration of Covenants, Conditions, Restrictions and Easements for Eado Point, filed under Clerk's File No RP-2017-241734, Official Public Records of Real Property of Harris County, Texas

5 The name and mailing address of the association are.

Eado Point Community Association, Inc c/o King Property Management 720 N. Post Oak Road, Suite 300 Houston, Texas 77024 kpm@kpmtx.com www.kpmtx.com

The name and mailing address of the person managing the association or the association's designated representative are

Eado Point Community Association, Inc c/o King Property Management Eddie Parise, Manager 720 N. Post Oak Road, Suite 300 Houston, Texas 77024 713-956-1995 kpm@kpmtx.com www.kpmtx.com

- 7. This management certificate is prepared and filed solely to provide contact information for the association and the subdivision in accordance with Texas Property Code, Section 209 004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
- Fees: The following fees may be applicable upon sale or refinance of a home or lot Transfer Fee: \$200 Due upon sale of a lot or home Resale Certificate Fee: \$150 Due upon refinance of a lot or home Capitalization Fee. Up to 100% of the Annual Assessment due upon sale of a home or lot

9. This management certificate supersedes and replaces all previously executed and/or filed management certificates as to the association and the subdivision as above described. This management certificate is effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Harris County, Texas.

Signed this 0th day of October 2021.

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Eado Point Community Association, Inc. a Texas nonprofit corporation,

By: LiLep, LLC, a Texas limited liability company, d/b/a KING PROPERTY MANAGEMENT, its Manager

Name: Eddie Parise, President

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ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 8th day of October, 2021., by Eddie Parise, as the President of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT, as the Manager of Eado Point Community Association, a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]

LILIA FIGUEROA

Notary Public, State of Texas

Comm. Expires 01-14-2024

Notary ID 126033175

Notary Public State of Texas

Printed Name:

PLEASE FILE AND RETURN TO:

King Property Management 720 N. Post Oak, Suite 300 Houston, Texas 77024 RP-2021-585216
Pages 3
10/11/2021 02:10 PM
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.

OF HARRY COUNTY

Linishin Hudgelth COUNTY CLERK HARRIS COUNTY, TEXAS