

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

1. The name of the subdivision is Shady Acres Gardens.
2. The name of the association is Shady Acres Gardens Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:  
  
Shady Acres Gardens, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File 20140564481, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 670268, Map Records of Harris County, Texas, as amended by SHADY ACRES GARDENS AMENDING PLAT NO. 1 and SHADY ACRES GARDENS AMENDING PLAT NO. 2, additions in Harris County, Texas according to the maps or plats of thereof filed, respectively under Clerk File No. 20150375918 and 20150428944, Official Public Records of Real Property of Harris County, Texas and Recorded, respectively in Clerk's Film No. 675510 and 675842, Map Records of Harris County, Texas
4. The recording data for the declaration is:  
  
Declaration of Covenants, Conditions, Restrictions and Easements for SHADY ACRES GARDENS, filed under Clerk's File No. RP-2017-290171, Official Public Records of Real Property of Harris County, Texas, as amended.
5. The name and mailing address of the association are:  
  
Shady Acres Gardens Community Association, Inc.  
c/o King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024  
kpm@kpmtx.com  
www.kpmtx.com
6. The name and mailing address of the person managing the association or the association's designated representative are:  
  
Shady Acres Gardens Community Association, Inc.  
c/o King Property Management  
Attn: Eddie Parise  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024  
P: 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.
8. 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 13th day of October 2021.

Shady Acres Gardens Community Association, Inc.,  
a Texas nonprofit corporation,

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

Name: Eddie Parise



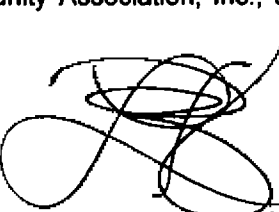
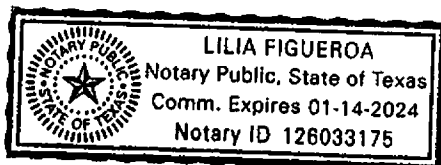
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 13th 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 Shady Acres Gardens Community Association, Inc., a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]



Notary Public, State of Texas

Printed Name: *Lilia Figueroa*

PLEASE FILE AND RETURN TO:

King Property Management  
720 N. Post Oak, Suite 300  
Houston, Texas 77024

RP-2021-591201  
# Pages 3  
10/13/2021 03:27 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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2021-591201