

**Kendall Lakes Community Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Kendall Lakes 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:** Kendall Lake Community Association  
 Kendall Lakes HOA  
 Kendall Lakes Section 7  
 Kendall Lakes Section 8  
 Kendall Lakes Section 10  
 Kendall Lakes Section 11

**Name of the Association:** Kendall Lakes Community Association, Inc

**Recording Data for Association and Restrictions:**

Community	County	Doc Type	Date Recorded	Instrument No.
Kendall Lakes Community Association	Brazoria	Management Certificate	7-Dec-22	2022066639
Kendall Lakes Community Association		Management Certificate	20-Jan-22	2022003868
Kendall Lakes Community Association		Resolution	16-Nov-21	2021075847
Kendall Lakes Community Association		Management Certificate	23-Sep-21	2021063008
Kendall Lakes Community Association		Resolution - Amendments to By Laws	10-Jul-19	2019032902
Kendall Lakes Community Association		Resolution - Regarding Ratification of Advisory Guidelines	21-Sep-18	2018048977
Kendall Lakes Community Association		Resolution - Amendments to Declaration of CCR	10-Jul-18	2018034812
Kendall Lakes Community Association		Resolution - Records Retention and Access Policy	19-May-17	2017024585
Kendall Lakes Community Association		By Laws	16-Mar-16	2016011694
Kendall Lakes Community Association		Resolution - Generator Installation and Use Policy	14-Mar-16	2016011369
Kendall Lakes Community Association		Declaration of CCR	25-Jun-07	2007035672
Kendall Lakes Community Association		Declaration of CCR	25-Jun-07	2007035673
Kendall Lakes Community Association		Declaration of CCR	5-Oct-07	2007056700
Kendall Lakes Community Association		Resolution - Leasing and Tenancy Restrictions	14-Mar-16	2016011381
Kendall Lakes HOA		Supplemental Declaration of Annexation CCR (Section 8)	11-Mar-19	2019010782
Kendall Lakes Section 8		Final Plat	11-Mar-19	2019010781
Kendall Lakes HOA		Declaration of CCR	11-Oct-22	2022058063
Kendall Lakes HOA		Supplemental Declaration of Annexation CCR (Section 10)	5-Jan-21	2021000642
Kendall Lakes HOA		Supplemental Declaration of CCR (Section 7)	3-Aug-17	2017038736
Kendall Lakes HOA		Supplementary Declaration of CCR (Section 7)	17-Jul-17	2017035330
Kendall Lakes HOA		Supplementary Declaration of CCR	6-Mar-17	2017010805
Kendall Lakes HOA		Supplementary Declaration of CCR (Section 4)	3-Oct-16	2016048587
Kendall Lakes HOA		Supplementary Declaration of CCR (Section 3)	10-Dec-14	2014053222
Kendall Lakes HOA		Supplementary Declaration of CCR (Section 6)	12-Jan-15	2015001261
Kendall Lakes Section 7		Owners Ratification of Plat (Final Plat)	30-Jul-21	2021049956
Kendall Lakes Section 10		Supplemental Declaration of Annexation CCR (Section 10)	30-Jul-21	2021049964
Kendall Lakes Section 10		Owners Ratification of Pla	4-Mar-21	2021013497
Kendall Lakes Section 10		Final Plat	5-Jan-21	2021000633
Kendall Lakes Section 11		Final Plat	11-Oct-22	2022058062

**Name and Mailing Address of the Association**

Kendall Lakes Community Association, Inc  
C/O HCMS  
18333 Egret Bay Blvd  
Ste 305  
Houston, Texas 77058 Double click to edit

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

Houston Community Management Services  
18333 Egret Bay Blvd  
Ste 305  
Houston, Texas 77058  
832-864-1200  
[customerservice@houcomm.com](mailto:customerservice@houcomm.com)

**Website Address of the Association**

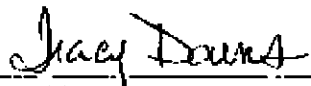
[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95  
Working Capital: First residential owner 50% of current year assessment  
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

Executed on this the 23 day of February, 2024

Kendall Lakes Community Association, Inc  
, acting by and through its managing agent, Houston Community  
Management Services

  
\_\_\_\_\_  
Tracy Downs, President

STATE OF TEXAS  
COUNTY OF HARRIS

This instrument was acknowledged before me on the 23 day of February, 2024 by Tracy Downs, President with Houston Community Management Services, the managing agent for Kendall Lakes Community Association, Inc , a Texas nonprofit corporation, on behalf of such corporation.



*Elizabeth Engelken*

Notary Public, State of Texas

When recorded return to:  
**Houston Community Management**  
**18333 Egret Bay Blvd**  
**Ste 305**  
**Houston, Texas 77058**

## FILED and RECORDED

Instrument Number: 2024012114

Filing and Recording Date: 03/25/2024 08:11:02 AM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-emily