

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

FOR

Northgate Forest Phase I Community Association, Inc.

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Northgate Forest, Phase 1
2. Name of Association: Northgate Forest Phase I Community Association, Inc.
3. Recording Data for the Subdivision:

Final Plat - Phase 1, Northgate Forest, according to the map or plat thereof filed under Volume 307, Page 115, in the Map Records of Harris County, Texas.

Replat - Phase 1, Northgate Forest, according to the map or plat thereof filed under Volume 328, Page 28, in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. H751421 in the real property records of Harris County, Texas.

Declaration of Restrictions, recorded under Clerk's File No. J831750 in the real property records of Harris County, Texas.

Declaration of Restrictions, recorded under Clerk's File No. K904394 in the real property records of Harris County, Texas.

Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. K779453 in the real property records of Harris County, Texas.

Revocation, Modification and Amendments to Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. L467544 in the real property records of Harris County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. M583040 in the real property records of Harris County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. T140942 in the real property records of Harris County, Texas.

RP-2024-137627

Correction to and Ratification of Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. T140943 in the real property records of Harris County, Texas.

Third Amendment to Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. Z296311 in the real property records of Harris County, Texas.

Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. 20090416380 in the real property records of Harris County, Texas.

Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Northgate Forest, Phase 1, recorded under Clerk's File No. RP-2021-414166 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Northgate Forest Phase I Community Association, Inc.
c/o Action Property Management, Inc.
11118 Cypress North Houston Road
Houston, TX 77065

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Action Property Management, Inc.
11118 Cypress North Houston Road
Houston, TX 77065
Phone: 713-686-4692
Email: info@actionproperty.net

7. The website address where homeowners may access the Association's dedicatory instruments:

<http://actionproperty.net/northgateforestphase1.html>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$400.00
Resale Certificate - \$300.00
Resale Certificate Updates - 1-14 days - \$0.00; 15-31 days - \$25.00; 32-45 days \$50.00 and 46-60 days \$75.00

Date: 4-16-24

**NORTHGATE FOREST PHASE I COMMUNITY ASSOCIATION,
INC.**

acting by and through its managing agent,
Action Property Management, Inc.

By: Lee F. Waldheim
Lee F. Waldheim, President

STATE OF TEXAS §

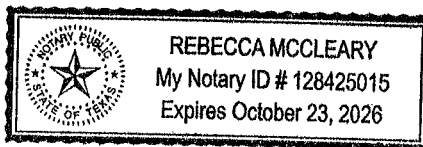
COUNTY OF HARRIS §

This instrument was acknowledged before me on April 17, 2024 by Lee F. Waldheim, President, of Action Property Management, Inc., Managing Agent for Northgate Forest Phase I Community Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Rebecca McCleary
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Action Property Management, Inc.
11118 Cypress North Houston Road
Houston, TX 77065



7343.0006; jb

RP-2024-137627
Pages 4
04/18/2024 07:54 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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