

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

STATE OF TEXAS §
COUNTY OF HARRIS §

1. The name of the subdivision is Catalonia Court.
2. The name of the association is Catalonia Court Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

Catalonia Court, a subdivision in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20110062492, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 638262, Map Records of Harris County, Texas.

4. The recording data for the declaration is.

Declaration of Covenants, Conditions, Restrictions and Easements for Catalonia Court, filed on November 21, 2011 under Clerk's File No. 20110489508, Official Public Records of Real Property of Harris County, Texas.

5. The name and mailing address of the association are

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

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

King Property Management
Attn: Manager, Eddie Parise
720 North Post Oak Road, Suite 300
Houston, Texas 77024
713-956-1995
www.kpmtx.com
kpm@kpmtx.com

7. Other information:

- A. The subdivision is located in Houston, Harris County, Texas 77007
- B. The association is commonly known as Catalonia Court Community Association, Inc.
- C. The subdivision is commonly known as Catalonia Court.
- D. 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.

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8. This management certificate supersedes and replaces all previously executed and/or filed management certificates, 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 08th day of October 2021.

Catalonia Court Community Association, Inc.,
a Texas nonprofit corporation

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



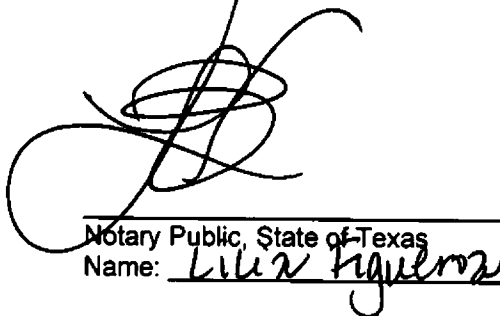
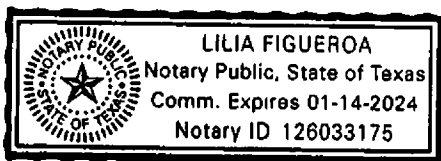
Name: Eddie Parise, President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 8th day of October 2021, by Eddie Parise, as a Property Manager of KING PROPERTY MANAGEMENT, on behalf of the company in its capacity as the managing agent of Catalonia Court Community Association, Inc., a Texas nonprofit corporation, on behalf of the said corporation.

SEAL



Notary Public, State of Texas
Name: Lilia Figueroa

PLEASE FILE AND RETURN TO:

King Property Management
720 North Post Oak Road, Suite 300
Houston, Texas 77024

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Pages 3
10/12/2021 08:51 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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