

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
COUNTY OF HARRIS §

I, Randall Q. Smith, am the Property Manager of Fondren Glen Plaza Property Owners Association, the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Fondren Glen Plaza
Name of Association: Fondren Glen Plaza Property Owners Association
Website of Association: <https://www.randallmanagement.com/fg-fondren-glen-plaza/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Articles of Incorporation		
Bylaws		
Declaration of Covenants, Conditions and Restrictions	F882145	12/07/78
Amendment to Declaration of Covenants, Conditions and Restrictions	20060111960	10/01/06
Document Retention Policy	RP-2017-39850	01/30/17
Payment Plan Policy	RP-2017-39824	01/30/17
Records Production & Copying Policy	RP-2017-39811	01/30/17
Amended & Restated Bylaws	RP-2017-83518	02/28/17
Rules & Regulations	RP-2017-83568	02/28/17

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Fondren Glen Plaza Property Owners Association
6200 Savoy, Suite 420
Houston, Tx 77036

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Randall Q. Smith
Randall Management
6200 Savoy, Suite 420
Houston, Tx 77036
(713) 728-1126
FG@randallmanagement.com

Legal Counsel for the Association is as follows:

Legal Counsel for the Association is as follows:

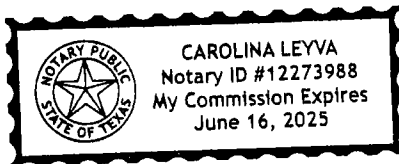
LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: August 31, 2021

By: Randall Q. Smith
Randall Q. Smith, Property Manager

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31st day of August, 2021, by Randall Q. Smith, Property Manager, on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

EXHIBIT "A"

FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>MADE PAYABLE TO:</u>
Management Transfer Fee	\$250.00	Randall Management
Association Transfer Fee	N/A	Association
Refinancing Fee	\$100	Randall Management
Resale Certificate	\$250	Randall Management
Resale Update	\$75	Randall Management
Quote Fee	\$100	Randall Management
Quote Update	\$50	Randall Management
Capital Reserve Fee	N/A	Association
Move-in Fee	N/A	Association
Elevator Fee	N/A	Association
Resale Cert. Rush Fees	• \$25.00 (5-6 Days) • \$50.00 (3-4 Days) • \$75.00 (1-2 Days)	Randall Management
Quote Rush Fees	• \$25.00 (5-6 Days) • \$50.00 (3-4 Days) • \$75.00 (1-2 Days)	Randall Management

RP-2021-503451
Pages 3
09/02/2021 09:01 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

RP-2021-503451