

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
SHADOWDALE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Shadowdale Community Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the association is Shadowdale Community Association, Inc.;
- (2) The subdivision name(s), and recording data, recorded in the Map Records of Harris County, Texas, are as follows:

(a) Shadowdale Terrace, under Clerk's File No. RP-2016-295633, and Film Code No. 678787;

- (3) The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Shadowdale Terrace, recorded under Clerk's File No. RP-2017-28419;
- (b) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Shadowdale Terrace, recorded under Clerk's File No. RP-2017-411898;
- (c) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Shadowdale Terrace, recorded under Clerk's File No. RP-2017-479564;

- (4) the name and mailing address of the Association is Shadowdale Community Association, Inc., c/o FirstService Residential, 2925 Briar Park, Suite 700, Houston, Texas 77042.

- (5) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) FirstService Residential, 2925 Briar Park, Suite 700, Houston, Texas 77042
- (b) (877) 253-9689
- (c) houston@fsresidential.com

- (6) The Association's website address is:

RP-2024-400323

<https://Shadowdale.connectresident.com>

(7) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$340.00
- (b) Resale Certificate Fee - \$375.00;
- (c) Updated Resale Certificate - \$75.00;
- (d) Refinance Statement of Account - \$100.00;

(8) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS ____ DAY OF ____, 2024.

By: [Signature], on behalf of
FirstService Residential, Managing Agent for
Shadowdale Community Association, Inc.

Craig Phillips
Print Name

STATE OF TEXAS §

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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Craig Phillips, of FirstService Residential, Managing Agent for Shadowdale Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of October, 2024.

[Signature]

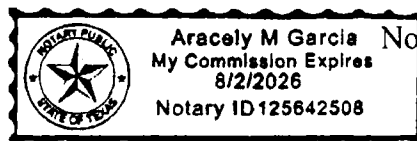
AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254



Notary Public, State of Texas

RP-2024-400323
Pages 3
10/29/2024 09:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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-2024-400323