

**MANAGEMENT CERTIFICATE  
MONTROSE TOWNHOUSES LOFTS ASSOCIATION, INC.**

This Management Certificate is executed and recorded pursuant to §209.004 of the TEXAS PROPERTY CODE as follows:

1. The name of the Subdivision is Montrose Townhouse Lofts
2. The name of the Association is Montrose Townhouse Lofts Association, Inc., a Texas non-profit corporation.
3. The recording information for the Subdivision is:

Film Code No. 379014 of the Map Records of Harris County,  
Texas.

4. The recording information for the Declaration and any amendments to the Declaration is/are:

County Clerk's File No. S460977 of the Real Property Records  
of Harris County, Texas

5. The name and mailing address of the Association is:

Montrose Townhouses Lofts Association, Inc.  
c/o KRJ Management, Inc.  
1800 Augusta, Suite 200  
Houston, Texas 77057

6. The name and mailing address of the person managing the Association or the Association's designated representative is:

KRJ Management, Inc.  
1800 Augusta, Suite 200  
Houston, Texas 77057  
Telephone 713-600-4000  
e-mail: [smile@kricares.com](mailto:smile@kricares.com)

7. Website address of the internet website where the dedicatory instruments of the Association are available: [www.kricares.com](http://www.kricares.com)
8. The amount and description of the fee or fees charged by the Association relating to a property transfer in the Subdivision (all fees due at the time of the request unless otherwise indicated):

- (a) Resale Certificate (TREC form): \$300.00
- (b) Resale Certificate (TREC form), optional rush delivery: \$350.00
- (c) Update to Resale Certificate: \$75.00
- (d) Transfer Fee: 300.00 (paid at Closing)
- (e) Lender Questionnaire: \$280.00
- (f) Refinance Fee: \$125.00
- (g) Capitalization Fee: \$2,500.00 (paid at Closing)

This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Dated this 15<sup>th</sup> day of November, 2021.

MONTROSE TOWNHOUSES LOFTS  
ASSOCIATION, INC., a Texas non-profit  
corporation

By: KRJ Management Inc.,  
Managing Agent

By: *Stephanie Ferrante*  
Stephanie Ferrante

Its: Director of Client Fulfillment

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 15 day of November 2021, by Stephanie Ferrante, Director of Client Fulfillment of KRJ Management Inc., a Texas corporation, Managing Agent of Montrose Townhouses Lofts Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

*Dilma P. Camarillo*  
Notary Public in and for the State of Texas



RP-2021-663513  
# Pages 3  
11/17/2021 04:47 PM  
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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