

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
CARPENTERS LANDING HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Manager of Carpenters Landing Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Carpenters Landing Homeowners Association, Inc.:

1. Name of Subdivision: Carpenters Landing.
2. Name of Association: Carpenters Landing Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Carpenters Landing, a subdivision in Harris County, Texas, according to the maps or plats thereof recorded under Film Code Nos. Z310895 and 20070239882, map or plat records of Harris County, Texas.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Carpenters Landing, Section One filed May 31, 2006, and recorded under County Clerk's File No. Z336291 of the Official Public Records of Harris County, Texas.
 - b) Annexation Agreement and Declaration of Covenants, Conditions and Restrictions for Carpenters Landing, Section Three filed February 5, 2010, and recorded under County Clerk's File No. 20100047980 of the Official Public Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: Carpenters Landing Homeowners Association, Inc., 2925 Briar Park, Suite 700, Houston, Texas 77042.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Carpenters Landing Homeowners Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: houston@fsresidential.com

9. The Association's website may be found at:
https://carpenterslandinghoa.connectresident.com/

10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
 - b. Resale Certificate Update Fee: \$75.00.
 - c. Welcome Packet Fee: \$26.50.
 - d. Transfer Fee: \$340.00.
 - e. Refinance Fee: \$100.00.
 - f. Community Enhancement Fee: the greater of \$100.00 per Lot or .15% of the sales price of the Lot (including improvements).

Executed on this the 23 day of October 2024.

CARPENTERS LANDING HOMEOWNERS
ASSOCIATION, INC.

By: *Jon Pustley*
Jon Pustley Manager and Agent

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 23 day of October 2024 personally appeared Jon Pustley, Manager and Agent of Carpenters Landing Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Ashleigh Kern
Notary Public in and for the State of Texas

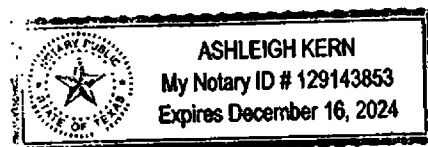
AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254



RP-2024-399299
Pages 3
10/28/2024 01:31 PM
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

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