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**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**FOR**  
**DICKENS COURT HOMEOWNERS ASSOCIATION**  
(In Compliance with section 209.004 of Title 11 of the Texas Property Code)

DICKENS COURT HOMEOWNERS ASSOCIATION ( " The association ") 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 subdivision is: DICKENS COURT T/H U/R
2. The name of the association is: DICKENS COURT HOMEOWNERS ASSOCIATION, INC
3. The Name and Mailing Address of the Association:
  - a. Dickens Court Homeowners Association
  - b. c/o Texas Flagship Property service, Inc
  - c. 2011 Dowling Dr
  - d. Richmond, TX 77469
4. The name, address, telephone number and e-mail address of the Association designated representative:
  - a. Texas Flagship Property Service Inc.
  - b. 2011 Dowling Dr
  - c. Richmond, TX 77469
  - d. 713-271-9400
  - e. texasflagship@hotmail.com
5. The Association Website address where the governing documents are located:

<https://www.dickenscourt.org/governing-documents>  
§§
6. The following fees are charged by the Association relating to a property transfer in the subdivision:
  - a. Private transfer fee: \$250
  - b. Resale Certificate: \$300
  - c. Rush Fees:

One Day Rush	\$185.
Three Day Rush	\$ 150
Five Day Rush	\$ 125
7. Monthly assessment fees /dues \$337
  - a. Additional fees Electric sub metered and invoiced to owner.
  - b. Water and gas divided per unit and invoiced to owner.

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**SIGNATURE PAGE FOLLOWS**

TEXAS FLAGSHIP PROPERTY SERVICE, INC.  
A Texas Corporation

By Gary Leffler

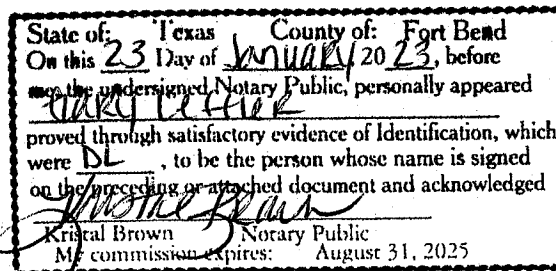
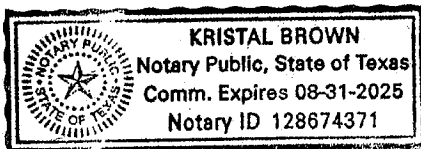
Name: Gary Leffler, Vice President

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me by Gary Leffler, vice president of Texas Flagship Property Service, Inc. a Texas Corporation, who swore on this day 23 Of January 2023, executed this instrument as the act of said corporation.



Return to ✓  
Gary Leffler  
2011 Dowling Dr  
Richmond, TX 77469

FILED FOR RECORD

11:17:59 AM

Tuesday, January 24, 2023

*Laneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, January 24, 2023

*Laneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS





State of Texas  
County of Harris  
County Auditor's Form 153  
Harris County, TX (rev. 07/11)

Teneshia Hudspeth, County Clerk  
Real Property (713) 274-8680  
201 Caroline, STE 320, Houston, TX 77002  
Fee Officer's Official Receipt

GARY LEFFLER

Receipt # : RP23002268

Receipt Date : 01/24/2023 11:19:15 AM

Fees Assessed By : CCO\Damian.Medina

Cashier : Wilson, Carrie (CCO)

Fee Description	Amount	Notes
County Clerk	\$11.00	
Archive Fee	\$6.00	
Preservation Fee	\$6.00	
Courthouse Security Fee	\$1.00	
Total :	\$24.00	

Tender Type	Tender SubType	Check # / CC Auth #	Tender Amount
CREDIT CARD	AMEX		\$24.00
Total Paid:			\$24.00
Change Due:			\$0.00

I AGREE TO PAY THE ABOVE AMOUNT  
ACCORDING TO THE CARD ISSUER AGREEMENT

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LEFFLER/GARY L

THANK YOU