

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
MIRAMAR LAKE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Miramar Lake Homeowners Association, Inc., a non-profit corporation ("Association") 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 the Association:

1. **Name of Subdivision:** The name of the subdivision is Miramar Lake.
2. **Name of Association:** The name of the Association is Miramar Lake Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. Miramar Lake, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 527109 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Miramar Lake, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 527113 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Miramar Lake, Section Two (2) Amending Plat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 533209 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Miramar Lake, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 553018 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Preserve at Miramar Lake, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under

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Film Code No. 676503 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

- f. Willows Edge, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 676626 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration.*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Miramar Lake.
- (2) Amendment to Declaration of Covenants, Conditions and Restrictions for Miramar Lake.
- (3) Supplemental Declaration of Covenants, Conditions and Restrictions for Miramar Lake (Annexation of Willows Edge).
- (4) Supplemental Declaration of Covenants, Conditions and Restrictions for Miramar Lake (Annexation of Preserve at Miramar Lake Sec 1).

b. Recording Formation:

- (1) Harris County Clerk's File No. V702964.
- (2) Harris County Clerk's File No. W621412.
- (3) Harris County Clerk's File No. 20150561449.
- (4) Harris County Clerk's File No. RP-2016-54945.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Miramar Lake Homeowners Association, Inc. c/ o Prestige Association Management Group, Inc., 1849 Kingwood Drive #103, Kingwood, Texas 77339.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Linda Lewis c/ o Prestige Association Management Group, Inc. Address: 1849 Kingwood Drive #103, Kingwood, Texas 77339. Phone No.: (281) 607.7701. Email Address: sarahe@pamgtx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: frontsteps.cloud/caliberweb2_prestige.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

<u>Description</u>	<u>Fee</u>
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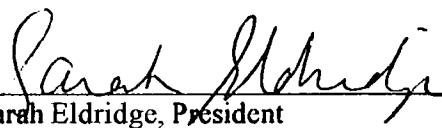
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Resale Certificate Fee	\$200.00 or more, not to exceed maximum allowable rate.
Resale Certificate Update Fee	\$ 200.00 after 30 days of issuance of the original
Refinance Fee	\$ 200.00
Transfer Fee	\$ 200.00
Rush Fee	\$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
New Owner Welcome Packet fee not to exceed	\$150.00
Statement of Account	\$ 50.00
Contributions at Purchase [Declaration Article X, Section 4B]	Each owner at the time of purchase of a dwelling unit shall be obligated to make a \$100.00 contribution to the Association. Some exemptions apply.

Executed on this 23 day of October, 2024.

**MIRAMAR LAKE HOMEOWNERS
ASSOCIATION, INC.**

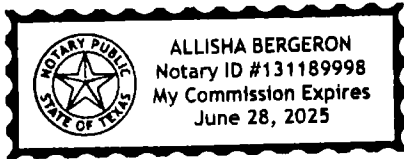
By: Prestige Association Management Group, Inc.,
Managing Agent


Sarah Eldridge, President

*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.

THE STATE OF TEXAS §
 §
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BEFORE ME, the undersigned notary public, on this 23 day of October, 2024 personally appeared Sarah Eldridge, President of Prestige Association Management Group, Inc., Managing Agent for Miramar Lake Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Allisha Bergeron
Notary Public in and for the State of Texas

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Pages 5
11/01/2024 01:24 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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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