

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
GARDENS AT SHADY ACRES COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Gardens at Shady Acres Community 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 Gardens at Shady Acres.
2. Name of Association: The name of the Association is Gardens at Shady Acres Community Association, Inc.
3. Recording Data for the Subdivision:

Gardens at Shady Acres Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 654086 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

Gardens at Shady Acres Subdivision Amending Plat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 659091 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 and Easements for Gardens at Shady Acres.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. 20130350420.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Gardens at Shady Acres Community Association, Inc. c/o KRJ Management, Inc. 1800 Augusta Drive, Suite 200, Houston, Texas 77057.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: KRJ's Conveyance

Department, KRJ Management, Inc., 1800 Augusta Drive, Suite 200, Houston, Texas 77057, (713) 600-4000, smile@krjcares.com


7. The Association's Dedicatory Instruments are Available to Members Online at: www.krjcares.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$300.00
Updated Resale Certificate	\$75.00
Transfer Fee	\$300.00
Refinance Fee	\$125.00
Statement of Accounts	\$150.00

Executed on this 9th day of September, 2021.

GARDENS AT SHADY ACRES COMMUNITY ASSOCIATION, INC.

By: KRJ Management, Inc.
Managing Agent


By: 

Print Name: Stephanie Ferrante
Community Manager

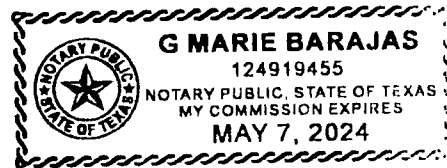
**This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 9th day of September, 2021 personally appeared Stephanie Favante Community Manager, of KRJ Management, Inc., Managing Agent for Gardens at Shady Acres Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



RP-2021-520211
Pages 4
09/10/2021 12:27 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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