

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Randall Q. Smith, am the Property Manager of Owners Association of Almeda Crossing, the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Almeda Crossing
Name of Association: Owners Association of Almeda Crossing
Website of Association: <http://www.randallmanagement.com/ac-almeda-crossing/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Bylaws		
Certificate of Formation		
Covenants, Conditions and Restrictions	RP-2016-308948	07/15/16
Collection / Payment Plan Policy	RP-2016-509165	11/10/16
Document Retention Policy	RP-2016-509166	11/10/16
Flag Display Policy	RP-2016-509169	11/10/16
Rainwater Harvesting Policy	RP-2016-509168	11/10/16
Records Production & Copying Policy	RP-2016-509167	11/10/16
Shingle Criteria	RP-2016-509164	11/10/16
Solar Energy Devices	RP-2016-509163	11/10/16
Standby Electric Generators	RP-2016-509162	11/10/16
Special Warranty Deed	RP-2016-538990	12/01/16
Amendment to Covenants, Conditions and Restrictions	RP-2018-532901	11/28/18
Fining Policy	RP-2019-91387	03/07/19
Parking & Towing Policy	RP-2019-292939	07/09/19

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Owners Association of Almeda Crossing
Randall Management
6200 Savoy, Suite 420
Houston, Tx 77036

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

RP-2021-503377

Randall Q. Smith
Randall Management
6200 Savoy, Suite 420
Houston, Tx 77036
(713) 728-1126
AC@randallmanagement.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: August 31, 2021
By: Randall Q. Smith
Randall Q. Smith, Property Manager

STATE OF TEXAS §
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This instrument was acknowledged before me on the 31st day of August, 2021, by Randall Q. Smith, Property Manager, on behalf of the Association.



Byerman
Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

DESCRIPTION	AMOUNT	MADE PAYABLE TO:
Management Transfer Fee	\$250.00	Randall Management
Association Transfer Fee	N/A	Randall Management
Refinancing Fee	\$100	Randall Management
Resale Certificate	\$250	Randall Management
Resale Update	\$75	Randall Management
Quote Fee	\$100	Randall Management
Quote Update	\$50	Randall Management
Capital Reserve Fee	N/A	Randall Management
Move-in Fee	N/A	Randall Management
Elevator Fee	N/A	Randall Management
Resale Cert. Rush Fees	<ul style="list-style-type: none">\$25.00 (5-6 Days)\$50.00 (3-4 Days)\$75.00 (1-2 Days)	Randall Management
Quote Rush Fees	<ul style="list-style-type: none">\$25.00 (5-6 Days)\$50.00 (3-4 Days)\$75.00 (1-2 Days)	Randall Management

RP-2021-503377

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Pages 3
09/02/2021 08:51 AM
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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