

**MANAGEMENT CERTIFICATE**  
*for*  
**PARK AT SHADY ACRES HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned authorized agent of Park at Shady Acres Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, states as follows. This amends all prior Management Certificates filed for this association:

1.     Name of Subdivision: Shady Acres Second Section Partial Replat No. 2
2.     Name of Association: Park at Shady Acres Homeowners Association, Inc.
3.     Recording Data for the Subdivision: The Subdivision plat is recorded under Clerk's **File No. 20140064622, Film Code No. 661052**, in the Real Property Records of Harris County, Texas.
4.     Recording Data for the Declaration and Any Amendments to the Declaration: The Subdivision is subject to the following dedicatory instruments:
  - Common Area Utility and Drainage, and Maintenance Access Easement and Restrictions, recorded under **File No. ER 054-35-1017** in the Real Property Records of Harris County, Texas;
  - Declaration of Covenants, Conditions, Restrictions and Easements for Park at Shady Acres, recorded under **File No. 20150545685** in the Real Property Records of Harris County, Texas;
  - Payment Plan, Documents Inspection and Copying and Document Retention Policies, recorded under **File No. RP-2016-353295** in the Real Property Records of Harris County, Texas;
  - Amendment to Declaration of Covenants, Conditions and Restrictions, recorded under **File No. RP-2023-119719** in the Real Property Records of Harris County, Texas.

RP-2025-503344

5. Name and Mailing Address for the Association:

Park at Shady Acres Homeowners Association, Inc.  
c/o Houston HOA Management, LLC  
5850 San Felipe, Suite 500  
Houston, Texas 77057

6. Name, Mailing Address, Telephone Number, and Email Address of the Person Managing the Association or the Association's Designated Representative:

Houston HOA Management, LLC  
5850 San Felipe, Suite 500  
Houston, Texas 77057  
(832) 598-1462 tel.  
info@houstonhoa.net

7. Website Address of any Internet Website on which the Association's Dedicatory Instruments are Available.

www.houstonhoa.net

8. The Amount and Description of a Fee or Fees Charged by the Association Relating to a Property Transfer in the Subdivision:

- Resale Certificate: \$350.00
- Transfer Fee: \$195.00

Executed on this 07 day of December, 2025.

**Park at Shady Acres Homeowners Association Inc.**

A Texas non-profit corporation

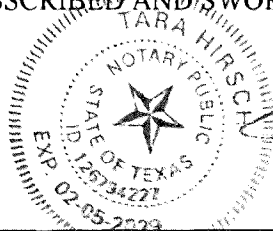
  
Larry George, Designated Representative

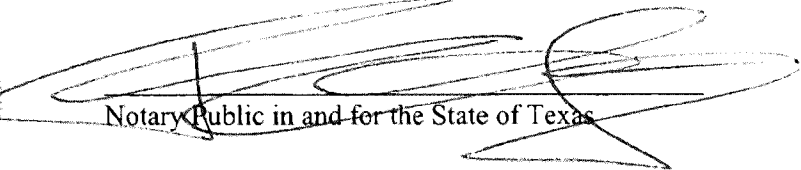
THE STATE OF TEXAS

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§  
§

COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO ME on this 22 day of December, 2025.



  
Notary Public in and for the State of Texas

Return to:  
**Houston HOA Management, LLC**  
5850 San Felipe, Suite 500  
Houston, Texas 77057

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# Pages 4  
12/22/2025 03:57 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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

RP-2025-503344