

Management Certificate

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

STATE OF TEXAS §
COUNTY OF HARRIS §

I, Jane Godwin, am the Property Manager of Willow Pointe Homeowners Association, Inc., 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: Willow Pointe
Name of Association: Willow Pointe Homeowners Association, Inc.
Website of Association: <http://www.randallmanagement.com/willow-pointe/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Recording Data / Map Records (Section 1)	R358289	04/19/95
Covenants, Conditions & Restrictions (Section 1)	R397487	05/16/95
Recording Data / Map Records (Section 4)	R438177	06/14/95
Covenants, Conditions & Restrictions (Supplement 1)	R495731	07/25/95
Covenants, Conditions & Restrictions (Supplement 2)	R658896	11/07/95
Recording Data / Map Records (Section 3)	S033543	07/24/96
Covenants, Conditions & Restrictions (Supplement 3)	S208035	11/14/96
Recording Data / Map Records (Section 2)	S555981	07/23/97
Covenants, Conditions & Restrictions (Supplement 4)	S610262	08/27/97
Covenants, Conditions & Restrictions (Supplement 5)	S730947	11/13/97
Covenants, Conditions & Restrictions (Supplement 6)	S785388	12/23/97
Covenants, Conditions & Restrictions (Supplement 7)	S922172	03/23/98
Recording Data / Map Records (Section 6)	T269780	09/06/98
Recording Data / Map Records (Section 7)	T269783	09/16/98
Covenants, Conditions & Restrictions (Supplement 8)	T285580	09/24/98
Recording Data / Map Records (Section 8)	T413785	12/02/98
Covenants, Conditions & Restrictions (Supplement 9)	T491130	01/13/99
Recording Data / Map Records (Section 5)	T540015	02/10/99
Recording Data / Map Records (Section 9)	T617301	03/24/99
Covenants, Conditions & Restrictions (Supplement 11)	T622037	03/26/99
Covenants, Conditions & Restrictions (Supplement 10)	T625044	03/29/99
By-Laws	U140086	12/22/99
Certificate of Incorporation	U140086	12/22/99
Amendment to Covenants, Conditions & Restrictions	20080280354	06/02/08
Board Resolution / Landscaping Policy	20090005992	01/06/09
Board Resolution / Architectural Guidelines	20090144116	04/07/09
Collection Policy	20090520416	11/16/09
Board Resolution / Amended By-Laws	20100410775	09/24/10
Amended Collection Policy, Supplemental Deed Policy, Record Retention Policy	20110542698	12/28/11
Amendment to Architectural Review Guidelines	20130630457	12/19/13

RP-2021-503736

Flag & Xeriscaping Policies	20130630463	12/19/13
Amendment to Architectural Review Guidelines	RP-2021-338428	06/16/21

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:

Willow Pointe Homeowners Association, Inc.
6200 Savoy Dr Ste 420
Houston, Tx 77036-3324

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

Jane Godwin
Carlos Mata
Randall Management
6200 Savoy, Suite 420
Houston, Tx 77036
(713) 728-1126
WP@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: [Signature]
Jane Godwin, Property Manager

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 31 day of August, 2021, by Jane Godwin, Property Manager, on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

EXHIBIT "A"

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

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>MADE PAYABLE TO:</u>
Management Transfer Fee	\$250.00	Randall Management
Association Transfer Fee	N/A	Association
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	Association
Move-in Fee	N/A	Association
Elevator Fee	N/A	Association
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

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Pages 4
09/02/2021 10:09 AM
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

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