



**Management Certificate**

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

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

I, Randall Q. Smith, am the Property Manager of Westpoint Estates 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:     Westpoint Estates  
Name of Association:     Westpoint Estates Homeowners Association, Inc.  
Website of Association:   <http://www.randallmanagement.com/wt-westpoint-estates/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Articles of Incorporation		
Bylaws		
Declaration of Covenants, Conditions and Restrictions	9409356	02/08/94
First Amendment to Declaration of Covenants, Conditions and Restrictions	2004103914	08/23/04
Second Amendment to Declaration of Covenants, Conditions and Restrictions	2009009528	02/02/09
Amendment to Bylaws	2009011746	02/06/09
Board Resolution RE: Collection Policy, Supplemental Deed Policy, Records Retention Policy	2013157325	12/23/13

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:

Westpoint Estates Homeowners Association, Inc.  
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:

Randall Q. Smith  
Randall Management  
6200 Savoy, Suite 420  
Houston, Tx 77036  
(713) 728-1126  
WT@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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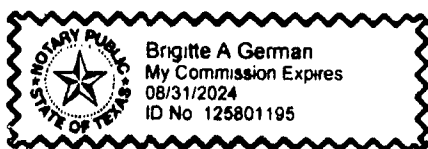
COUNTY OF FORT BEND

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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.



B. German  
 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	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"> <li>\$25.00 (5-6 Days)</li> <li>\$50.00 (3-4 Days)</li> <li>\$75.00 (1-2 Days)</li> </ul>	Randall Management
Quote Rush Fees	<ul style="list-style-type: none"> <li>\$25.00 (5-6 Days)</li> <li>\$50.00 (3-4 Days)</li> <li>\$75.00 (1-2 Days)</li> </ul>	Randall Management