## MANAGEMENT CERTIFICATE #7 HYDE PARK TONWHOMES OWNERS ASSOCIATION

THE STATE OF TEXAS \$
COUNTY OF HARRIS \$

- 1. Name of Subdivision: #7 Hyde Park Townhomes
- 2. Name of Association: #7 Hyde Park Townhome Owners Association
- 3. Recording Data for the Subdivision:

Volume 21, Page 59, Map Records of Harris County, Texas

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for #7 Hyde Park Townhomes
File No. E606056
Film Code No. 131050002
Harris County Property Records

5. Name and Mailing Address for the Association:

#7 Hyde Park Townhome Owners Association c/o Derek Pistoll 16800 Sugar Pine Drive #A1 Houston, Texas 77090

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

#7 Hyde Park Townhome Owners Association c/o Derek Pistoll 16800 Sugar Pine Drive #A1 Houston, Texas 77090 pytheus@gmail.com

- 7. Website for the Association: none
- 8. The Association may be contacted through its designated representative by email at pytheus@gmail.com. Purchasers are directed to contact the Association prior to purchasing or transferring property in the Subdivision to obtain a payoff statement and/or resale certificate. All purchasers/transferees are subject to a \$200.00 Statement of Account (Transfer Fee). Additional fees may include: \$250.00 fee for a Resale Certificate, \$75.00 fee for a Resinance Statement of Account, and/or a \$50.00 fee for any rush processing.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for W7 Hyde Park Townhomes, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting

the Subdivision. No person should rely on this Management Certificate for anything other than identifying and contacting the Association.

## #7 HYDE PARK TOWNHOME OWNERS ASSOCIATION

Derek Pistoll, Designated Representative

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged and signed before me on this the <u>loth</u> day of <u>March</u>. 2023, by Derek Pistoll, President of #7 Hyde Park Townhome Owners Association on behalf of the Association.

JOANNA JUDITH ZAGAL Notary ID #133100721 My Commission Expires May 13, 2025 Notary Public in and for the State of Texas

RP-2023-85796
# Pages 3
03/13/2023 09:30 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.

OF HARRY COUNTY, IT

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