PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE LAUREL PARK COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
COUNTY OF HARRIS §

Laurel Park Community Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to Section 209.004(a) of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The subdivision consists of the additions in Harris County, Texas, commonly known as Laurel Park and Laurel Glen, respectively.
- (2) The name of the Association is Laurel Park Community Association, Inc.
- (3) The subdivision is particularly described by metes and bounds as recorded in the Real Property Records of Harris County, Texas, as described and detailed on EXHIBIT "A", attached hereto.
- (4) The Declarations and any amendments thereto are recorded in the Real Property Records of Harris County, Texas, as described and detailed on EXHIBIT "B", attached hereto.
- (5) The name and mailing address of the Association is:
 - a. Laurel Park Community Association, Inc., c/o Rise Association Management Group, 3131 Eastside Street, Suite 130, Houston Texas, 77098.
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - a. Rise Association Management Group, 3131 Eastside Street, Suite 130, Houston Texas, 77098;
 - b. (713) 936-9200;
 - c. support@riseamg.com.
- (7) The Association's website address is: www.riseamg.com
- (8) The following fees are charged by the Association relating to a property transfer in the subdivision:
 - a. Transfer Fee: \$250.00;
 - b. Questionnaire Fee: \$400.00;

c. Resale Certificate Fee: \$375.00;d. Statement of Account: \$175.00;

e. Rush Fee: \$100.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the subdivision, and it does not purport to identify every publicly recorded document affecting the subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 1 DAY OF August, 2024.

By: Jason Delgado, agent for Laurel Park Community Association.

/s/:

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 1 day of August, 2024, by

Jason Delgado, agent for Laurel Park Community Association, Inc.

Notary Public, State of Texas

E-RECORDED BY: HOLTTOLLETT, P.C. 9821 Katy Freeway, Ste. 350 Houston, Texas 77024 VERONICA GUTIERREZ
Notary Public, State of Texas
Comm. Expires 05-02-2028
Notary ID 132370566

EXHIBIT "A"

The Subdivision is described by metes and bounds on the instruments recorded in the Real Property Records of Harris County, Texas, as follows:

- 1. Laurel Park, a subdivision in Harris County, Texas, being the real property described by metes and bounds in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Laurel Park Community Association, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150315232;
- 2. Laurel Park, Sections 1-4, additions in Harris County, Texas, according to the maps or plats thereof, recording the map or plat records of Harris County, Texas, under Clerk's File Nos. 20150036392, RP-2016-129547, RP-2016-177867 and RP-2017-437592;
- 3. Lauren Glen, a subdivision in Harris County, Texas, being the real property described by metes and bounds in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Laurel Glen Community Association, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150349315.
- 4. All that real property described by metes and bounds in Exhibit "A" to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Laurel Park Master Maintenance Association, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20150280733.

EXHIBIT "B":

The Declarations and any amendments thereto are recorded in the Real Property Records of Harris County, Texas, as follows:

- 1. Declaration of Covenants, Conditions and Restrictions for Laurel Park Community Association, under Clerk's File No. 20150315232;
- 2. Amendment to the Declaration of Covenants, Conditions and Restrictions, for Laurel Park Community Association, under Clerk's File No. RP-2018-527224;
- 3. Declaration of Annexation [Laurel Park Section Two], under Clerk's File No. RP-2016-245405;
- 4. Declaration of Annexation [Laurel Park Section Three], under Clerk's File No. RP-2016-307238;
- 5. Declaration of Annexation [Laurel Park Section Four], under Clerk's File No. RP-2018-25252;
- 6. Declaration of Covenants, Conditions and Restrictions for Laurel Glen Community Association, under Clerk's File No. 20150349315;
- 7. Laurel Glen Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment), under Clerk's File No. RP-2016-404765;
- 8. Amendment to the Declaration of Covenants, Conditions and Restrictions, for Laurel Glen Community Association, under Clerk's File No. RP-2018-524212;
- 9. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Laurel Glen Community Association, under Clerk's File No. RP-2020-359799;
- 10. Declaration of Covenants, Restrictions, Easements, Charges and Liens for Laurel Park Master Maintenance Association, under Clerk's File No. 20150280733;
- 11. Amendment to the Declaration of Covenants, Restrictions, Easements. Charges and Liens for Laurel Park Master Maintenance Association, under Clerk's File No. RP-2018-532471.

RP-2024-285462 # Pages 5 08/06/2024 12:27 PM e-Filed & e-Recorded in the Official Public Records of HARRIS COUNTY TENESHIA HUDSPETH COUNTY CLERK Fees \$37.00

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, IN

Linishin Hudgelth COUNTY CLERK HARRIS COUNTY, TEXAS