

Sunset Heights Community Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Sunset Heights Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: **Sunset Heights Community Association, Inc.**

Name of the Association: **Sunset Heights Community Association, Inc.**

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

Sunset Heights Partial Replat No. 2, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20120506010, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's File Code No. 649285, Map Records of Harris County, Texas.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Property Owners' Association Management Certificate, under Harris County Clerk's File No. 20140501623, along with any amendments or supplements thereto;
- (b) Declaration of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. 20140015701, along with any amendments or supplements thereto;
- (c) Resolution Regarding Covenants Compliance Inspection, under Harris County Clerk's File No. RP-2018-537496, along with any amendments or supplements thereto;
- (d) Certificates of Filing and Formation, Bylaws, Assessment Collection Policy, Association documents Inspection and Copying Policy, Association Documents Retention Policy, and Declarant's Adoption of Bylaws and Policies, under Harris County Clerk's File No. RP-2016-435825, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Sunset Heights Community Association, Inc.
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

RP-2022-599171

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 20 day of December 2022

Sunset Heights Community Association, Inc.,
acting by and through its managing agent, Houston
Community Management

Tracy Downs

Tracy Downs, President of Operations

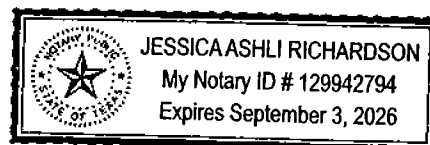
STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Sunset Heights Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

Jessica Richardson

Jessica Richardson
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058



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Pages 3
12/27/2022 08:14 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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2022-599171