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Name
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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Northampton Maintenance Fund, Inc.

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Northampton

2. **Name of the Association:** Northampton Maintenance Fund, Inc.

3. **Recording Data for the Subdivision:**

Declaration and Name of Subdivision- Recording Data for Declaration- Recording Data for Subdivision

Restrictions for Northampton, Section One- Harris County Clerk's File No. C630299- Volume 150, Page 114, Map Records, Harris County, Texas; and as stated in said Restrictions

Restrictions for Northampton, Section Two- Harris County Clerk's File No. C953404- Volume 162, Page 27, Map Records, Harris County, Texas; and as stated in said Restrictions

Restrictions for Northampton, Section Three- Harris County Clerk's File No. D223433- Volume 169, Page 112, Map Records, Harris County, Texas; and as stated in said Restrictions

Restrictions for Northampton, Section Four- Harris County Clerk's File No. D199919- Volume 171, Page 75, Map Records, Harris County, Texas; and as stated in said Restrictions

Declaration of Covenants and Restrictions for a Portion of Northampton, Section IV- Harris County Clerk's File No. S364604- Volume 171, Page 75, Map Records, Harris County, Texas; and as stated in said Declaration

Declaration of Covenants and Restrictions for a Portion of Northampton, Section IV- Harris County Clerk's File No. S364605- Volume 171, Page 75, Map Records, Harris County, Texas; and as stated in said Declaration

Restrictive Covenants Lot 15, Block 25, Amended Plat of Northampton Section 4, an Addition in Harris County, Texas, according to the Plat at Film Code 401101 Map Records Harris County Clerk's File No. T687038- Film Code No. 401101, Map Records, Harris County, Texas; and as stated in said Covenants

Second Amendment to the Restrictions of Northampton Section One, Section Two, Section Three, and Section Four- Harris County Clerk's File No. M445954- Volume 150, Page 114; Volume 162, Page 27; Volume 169, Page 112; and Volume 171, Page 75, Map Records, Harris County, Texas; and as stated in said Second Amendment

Restrictions for Northampton, Section Five- Harris County Clerk's File No. D660910- Volume 188, Page 29, Map Records, Harris County, Texas; and as stated in said Restrictions

First Amendment to the Restrictions of Northampton Section Five- Harris County Clerk's File No. M445955- Volume 240, Page 73, Map Records, Harris County, Texas; and as stated in said First Amendment As stated in said Restrictions

Restrictions for Northampton, Section Eight- Harris County Clerk's File No. J259303- Volume 321, 1ee
Page 76, Map Records, Harris County, Texas; and as stated in said First Amendment

First Amendment to the Restrictions of Northampton Section Eight- Harris County Clerk's File No.
M530893- Film Code No. 423080, Map Records, CX) Harris County, Texas; and as stated in said Declaration

Declaration of Covenants, Conditions and Restrictions for Northampton, Section Nine- Harris 1ee
County Clerk's File No. U034123- Film Code No. 349128, Map Records, Harris County, Texas; and as stated
in said Declaration

Declaration of Covenants, Conditions and Restrictions for The Terrace of Northampton Estates- 1ee
Harris County Clerk's File No. N341221- Volume 322, Page 130, Map Records, Harris County, Texas; and as
stated in said Declaration

Declaration of Covenants, Conditions and Restrictions for Northampton Estates, Phase One- Harris
County Clerk's File No. J404796- Volume 343, Page 145, Map Records, Harris County, Texas; and as stated in
said Declaration

Declaration of Covenant, Conditions and Restrictions for Northampton Estates, Phase Two Harris
County Clerk's File No. M292816

Declaration of Covenants, Conditions and Restrictions for Northampton Estates, Phase Three-
Harris County Clerk's File No. N072724- Clerk's File No. N049792, Film Code No. 348033, Map Records,
Harris County, Texas; and as stated in said Declaration

Declaration of Covenants, Conditions and Restrictions for Northampton Forest Section One- Harris 1ee
County Clerk's File No.

P173641- Film Code No. 354116, Map Records, Harris County, Texas; and as stated in said
Declaration

Restated and Amended Declaration of Covenants, Conditions and Restrictions for Northampton 1ee
Forest Section Two- Harris County Clerk's FileNo.V728250- Film Code No. 406092, Map Records, Harris
County, Texas; and as stated in said Declaration

Declaration of Covenants, Conditions and Restrictions for Northampton Forest Section Three- 1ee
Harris County Clerk's FileNo.V321110- Film Code No. 487128, Map Records, Harris County, Texas; and as
stated in said Declaration

Articles of Incorporation- Harris County Clerk's File No. 20110478130- As stated in said Document

Amended By-Laws- Harris County Clerk's File No. 20110478128- As stated in said Document

Architectural Control Committee Guidelines (Version 2002)- Harris County Clerk's File No.
W268053- As stated in said Document

Architectural Control Committee Guidelines (Version 2003)- Harris County Clerk's File No.
X957061- As stated in said Document

First Amendment to Architectural Control Committee Guidelines, Version 2003- Harris County
Clerk's File No. Y655887- As stated in said Document

Priority of Payments and Alternative Payment Schedule Guidelines- Harris County Clerk's File No. 20110466009- As stated in said Document

Records Retention Policy- Harris County Clerk's File No. 20110466013

Records Production and Copying Policy- Harris County Clerk's File No. 20120102725- As stated in said Document

Flag Display Guidelines- Harris County Clerk's File No. 20110466525-As stated in said Document

Rainwater Harvesting System Guidelines- Harris County Clerk's File No. 20110466526- As stated in said Document

Solar Energy Devices Guidelines Shingle Criteria- Harris County Clerk's File No. 20110466527- As stated in said Document

Ballot Tabulation Policy- Harris County Clerk's File No. 20110465710- As stated in said Document

Proxy, Proxy /Ballot and Absentee Ballot Policy- Harris County Clerk's File No. 20120297226- As stated in said Document

Second Amendment to Architectural Control Committee Guidelines- Harris County Clerk's File No. 20130470734- As stated in said Document

Third Amendment to Architectural Control Committee Guidelines- Harris County Clerk's File No. RP-2016-122476- As stated in said Document

Fourth Amendment to Architectural Control Committee Guidelines- Harris County Clerk's File No. RP-2020-540196- As stated in said Document"

4. Name and Mailing Address of the HOA:

Northampton Maintenance Fund, Inc. c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243

5. Name, Mailing Address, Phone Number and Email for designated representative:

SBB Management Company, LLC
2801 N. Central Expressway
Suite 1401
Dallas, TX 75243
972-960-2800
support@sbbmanagement.com

lee

6. Website Address for Accessing Dedicatory Instruments:

www.sbbmanagement.com use the "find my community" search bar to locate the community webpage.

7. Fees charged by Association related to property transfer:

- Resale Certificate- \$375.00
- Transfer Fee- \$340.00
- Resale Certificate Update Fee- \$75.00
- 1 Business Day Rush- \$360.00
- 3 Business Day Rush- \$ 260.00

- 5 Business Day Rush- \$160.00
- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00

This management certificate is filed of record in HARRIS, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

Vanessa Burch

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By Vanessa Burch, Managing Agent for Northampton Maintenance Fund, Inc.

Duly Authorized Agent

Signed: March 25, 2025

STATE OF TEXAS §

Dallas §
COUNTY OF ~~HARRIS~~ §

This Instrument was signed before me on *03/26/25*, and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

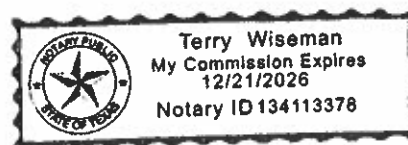
Terry Wiseman

Notary Public in and for the State of Texas

Notary Printed Name: *Terry Wiseman*

My Commission Expires: *12/21/2026*

✓✓
AFTER RECORDING RETURN TO:
SBB Management Company, LLC
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243



<Notary Stamp Above>