

RP-2021-683785
Nov 30, 2021

**MANAGEMENT CERTIFICATE FOR
THE NEW PROPERTY OWNERS' ASSOCIATION OF NEWPORT, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The New Property Owners Association of Newport, Inc., a Texas non-profit corporation, files this Management Certificate, pursuant to §209.004 of the Texas Property Code, as follows:

- (1) The name of the subdivision is Newport.
- (2) The name of the association is The New Property Owners Association of Newport, Inc. dba Newport Property Owner's Association
- (3) The subdivision is recorded with Map and Plat Records of Harris County, Texas, as follows:
 - (a) Section One, under Volume 190; Film Code No. 683424; Film Code No. 683426;
 - (b) Section Two, under Volume 195, Page 35;
 - (c) Section Three, under Volume 195, Page 66;
 - (d) Section Four, under Volume 198, Page 53; Film Code No. 678152; Film Code No. 685125; Film Code No. 688176; Film Code No. 692763;
 - (e) Section Five, under Volume 196, Page 138;
 - (f) Section Six, under Volume 205, Page 008; Film Code No. 690936;
 - (g) Section Seven, under Volume 206, Page 134; Film Code No. 689090; Film Code No. 687650; Film Code No. 691514; Film Code No. 691539; Film Code No. 692599;
 - (h) Section Eight, under Volume 288, Page 20; Film Code No. 677906; Film Code No. 682281; Film Code No. 684272; Film Code No. 685230;
 - (i) Section Nine under Film Code 68115;
 - (j) Section Ten, under Volume 220, Page 76; Film Code No. 692117;
 - (k) Section Eleven, under Film Code 605103; amended under Film Code 642094;
 - (l) Section Twelve under Film Code No. 679559;
 - (m) Country Club Estates, under Volume 293, Page 64; Film Code 692598; Film Code No. 692595;
 - (n) Oaks of Newport, under Volume 312. Page 64;
 - (o) Deerpointe, Section One, under Volume 286, Page 103;
 - (p) Patiowoods, under Volume 235, Page 139;
 - (q) Fairway Port under Clerk's File Nos. E075878, E120309, E329384, E599459 and R810383;
 - (r) Seven Oaks North, under Volume 638, Page 86;
 - (s) Seven Oaks South, under Volume 668, Page 228;
 - (t) Golf Terrace under unrecorded map;
 - (u) Country Club Villas under unrecorded map;

- (v) The Villas at Newport under Film Code 673168;
- (w) Newport Court under Film Code No. 679433;

(4) The Declaration(s) for the Association is recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Newport Section One, recorded under Harris County Clerk's File Nos. D588103, D854348 and R848995;
- (b) Declaration of Covenants, Conditions and Restrictions for Newport Section Two, recorded under Harris County Clerk's File Nos. D872798 and R869408;
- (c) Declaration of Covenants, Conditions and Restrictions for Newport Section Three, recorded under Harris County Clerk's File No. D859026 and E100510;
- (d) Declaration of Covenants, Conditions and Restrictions for Newport Section Four, recorded under Harris County Clerk's File No. D738594 and H699806;
- (e) Declaration of Covenants, Conditions and Restrictions for Newport Section Five, recorded under Harris County Clerk's File No. D738593 and D859027;
- (f) Declaration of Covenants, Conditions and Restrictions for Newport Section Six, recorded under Harris County Clerk's File No. D900382;
- (g) Declaration of Covenants, Conditions and Restrictions for Newport Section Seven, recorded under Harris County Clerk's File No. D990281, E123376 and H429123;
- (h) Declaration of Covenants, Conditions and Restrictions for Newport Section Eight, recorded under Harris County Clerk's File No. G098969 and H429124;
- (i) Declaration of Restrictive Covenants for the Newport Sec 9, recorded under Clerk's File No. 2017-236586;
- (j) Declaration of Covenants, Conditions and Restrictions for Newport Section Ten, recorded under Harris County Clerk's File No. F771494, F887460 and U803879;
- (k) Declaration of Restrictive Covenants for the Northwood Subdivision (Section 12), recorded under Clerk's File No. 2016-451896;
- (l) Declaration of Covenants, Conditions and Restrictions for Country Club Estates, recorded under Harris County Clerk's File No. G425209 and R848994;
- (m) Declaration of Covenants, Conditions and Restrictions for Oaks of Newport, recorded under Harris County Clerk's File No. H962478;
- (n) Declaration of Covenants, Conditions and Restrictions for Deerpointe Section One, recorded under Harris County Clerk's File No. G251465 and R848993;

- (o) Declaration of Covenants, Conditions and Restrictions for Patiowoods, recorded under Harris County Clerk's File No. E620356 and R810382;
- (p) Declaration of Covenants, Conditions and Restrictions for Fairway Port Condominiums, recorded under Harris County Clerk's File No. E075878;
- (q) Declaration of Covenants, Conditions and Restrictions for Seven Oaks North, recorded under Harris County Clerk's File No. 20070541806; amended by instrument filed February 17, 2011 under Clerk's File No. 20110068082;
- (r) Declaration of Covenants, Conditions and Restrictions for Golf Terrace, recorded under Harris County Clerk's File No. J576494; and
- (s) Declaration of Covenants, Conditions and Restrictions for Country Club Villas, recorded under Harris County Clerk's File No. H658276;
- (t) Declaration of Restrictive Covenants for the Seven Oaks South Subdivision, recorded under Harris County Clerk's File No. 20140442751;
- (u) Declaration of Covenants, Conditions and Restrictions for Villas at Newport, recorded under Clerk's File No. 20150158014;
- (x) Declaration of Covenants, Conditions and Restrictions for Newport Court, recorded under Clerk's File Nos. 2017-58682 amended by Variance filed under Clerk's File No. RP-2021-164946, and Amendment to Restrictions recorded under Clerk's File No. R-2021-682436.

(5) Other documents pertaining to the Association:

- (a) Instruments under Clerk's File No. U152059 filed December 30, 1999;
- (b) Instruments under Clerk's File No. V347130 filed October 8, 2001;
- (c) Instruments filed under Clerk's File No. 101734599 filed January 15, 2002;
- (d) Instruments filed under Clerk's File No. Y979456 filed December 21, 2005;
- (e) Instrument filed under Clerk's File No. Y993343 filed December 29, 2005;
- (f) Instrument filed under Clerk's File No. 20090312144 filed July 14, 2009;
- (g) Instrument filed under Clerk's File No. 20090099756 filed March 11, 2009;
- (h) Architectural Guidelines filed under Clerk's File No. 2020-336623, amending and replacing 20120046809,
- (i) Instrument filed under Clerk's File No. 20110154280 filed April 18, 2011;
- (j) Twelfth Amended Bylaws filed under Clerk's File No. 2021-490972 filed August 27, 2021.


- (k) Document Retention Policy filed under Clerk's File No. 20110497237 filed November 29, 2011;
 - (l) Document Production Policy filed under Clerk's File No. 2011497235 filed November 29, 2011;
 - (m) Deed Restriction Enforcement Procedures filed under Clerk's No. RP-2021-490968 filed August 27, 2021, replacing instrument filed under Clerk's File No. 20110497236;
 - (n) Collection Procedures filed under Clerk's File No. RP-2021-490967, filed August 27, 2021, replacing instruments filed under Clerk's File Nos. 20110531991 and 20110497238;
 - (o) Pool Rules filed under Clerk's File No. 2017-236064;
 - (p) Lake & River Rules and Agreement for Access filed under Clerk's File No. 2018-292872;
 - (q) Tennis Court Rules filed under Clerk's File No. 20110497239 filed November 29, 2011;
 - (r) Community Room Rules filed under Clerk's File No. 2016-225842 May 27, 2016;
 - (s) Fitness Center Rules filed under Clerk's File No. 2020-86465, recorded February 26, 2020.
 - (t) Stable Rules filed under Clerk's File No. 2018-292870 on June 29, 2018;
 - (u) Storage Rules filed under Clerk's File No. 2018-292871 on June 29, 2018;
 - (v) Agreement with Lakewood Development Corporation filed under Clerk's File No. 2018-378863.
 - (w) Golf Course Rules filed under Clerk's File No. 2016-546688 on December 6, 2016;
 - (x) Amenity Access Procedures filed under Clerk's File No. 2021-490969, August 27, 2021;
 - (y) Guidelines for Fences and Security Cameras, filed under Clerk's File No. RP-2021-490970, August 27, 2021.
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- (6) The mailing address of The New Property Owners Association of Newport, Inc. is PO Box 1362, Crosby, Texas 77532.
 - (7) The physical address of The New Property Owner's Association of Newport, Inc. is 2102 Country Club Drive, Crosby, Texas 77532.
 - (8) The name and mailing address of the Association's Designated Representative is Carol Jones, PO Box 1362, Crosby, Texas 77532.
 - (9) The physical address of the Association's Designated Representative is 2102 Country Club Drive, Crosby, Texas 77532.
 - (10) The Association's website address is newportpoa.com.

(11) The following fees are charged in connection with the transfer of each lot in Newport:

1. Transfer Fee	\$200.00
2. Certificate of Compliance (Resale)	\$175.00
3. Quote Fee	\$ 50.00
4. Update (second request)	\$ 75.00
5. Expedite (less than 5 days)	\$ 50.00
6. Refinance Fee	\$ 75.00

SIGNED THIS 30th day of November, 2021.

THE NEW PROPERTY OWNERS' ASSOCIATION
OF NEWPORT, INC.

By: 
Carol Jones, Community Manager for
The New Property Owners Association
of Newport, Inc.

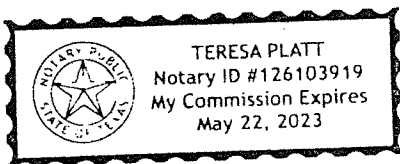
STATE OF TEXAS

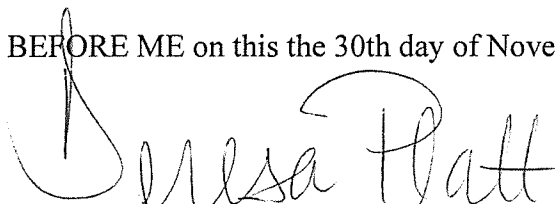
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COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this day personally appeared Carol Jones, Community Manager for The New Property Owners Association of Newport, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 30th day of November, 2021.




Notary Public for the State of Texas

AFTER RECORDING RETURN TO:
PO Box 1362
Crosby, Tx 77532