

Bancroft Square Association, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Bancroft Square 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: Bancroft Square

Name of the Association: Bancroft Square Association, INC

Recording Data for Association:

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

- (a) Bancroft Square Association map record: File Code No. 454002

Recording Data for Restrictions:

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

- (a) Declarations of Covenants, Conditions and Restrictions, County Clerk's File No. V262428 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (b) First Amendment Declarations of Covenants, Conditions, and Restrictions for Bancroft Square, County Clerk's File No. 20080416433 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (c) County Clerk's File No. V262428 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (d) Architectural Guidelines as to Roof Replacement, County Clerk's File No. 20150300456 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (e) Alternate Election Procedure as to Roof Replacement, County Clerk's File No. 20110533379 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (f) Alternate Payment Schedules, County Clerk's File No. 20110533378 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (g) Display Flags and Flagpoles, County Clerk's File No. 20110533381 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (h) Rainwater Harvesting Systems, County Clerk's File No. 20110533382 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (i) Record Production and Copying, County Clerk's File No. 2011053337 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (j) Religious Displays, County Clerk's File No. 20110533385 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (k) First Amendment County Clerk's File No. 20080416433 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (l) Guidelines Regarding Solar Energy Devices, County Clerk's File No. 20110533380 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (m) Resolution adopting Rules and Regulations and Fining Policy, County Clerk's File No. 20070614108 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;
- (n) Resolution adopting Rules and Regulations and Fining Policy, County Clerk's File No. 20080139266 of Real Property Records of Harris County, Texas; along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Bancroft Square
C/O HCMS
17049 El Camino Real
Ste 100
Houston TX 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

Website Address of the Association

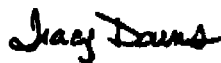
www.townsq.io

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 28 day of October

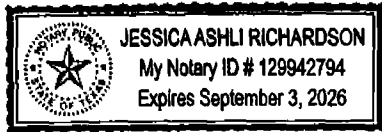
Bancroft Square, acting by and through its managing agent,
Houston Community Management Services




Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 28 day of October 2022 by Tracy Downs, President of Operations with Houston Community Management Services, the managing agent for Bancroft Square, a Texas nonprofit corporation, on behalf of such corporation.





Jessica Richardson
Notary Public, State of Texas

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

RP-2022-535577
Pages 4
11/02/2022 12:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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-2022-535577