

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
KLEIN GROVE HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

The undersigned, being the Association Manager of **KLEIN GROVE HOMEOWNERS ASSOCIATION, INC.** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. **Name of Subdivision(s):**

The name of the Subdivision(s) are:  
**Klein Gove**

2. **Name of Association:**

The name of the Association is **KLEIN GROVE HOMEOWNERS ASSOCIATION, INC.**

3. **Recording Data for the Subdivision(s):**

The recording data for the subdivisions is as follows:

Klein Grove, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Clerk's File No. **2019-183765, Film Code No. 688383** of the real property records of Harris County Texas, being 25.0731 acres of land situated in the John House Survey, Abstract Number 314, Harris County, Texas, being the remainder of that certain called 25.205 acre tract of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20140447541, and more particularly described in the metes and bounds on Exhibit "A" of the Declaration, set forth in part as follows: BEGINNING at a 3/4 inch iron rod found in the Northeasterly right-of-way line of Stuebner-Airline Road (100 foot right- of-way) for a Southerly corner of Faithbridge United Methodist Church, a subdivision as shown on map or plat recorded under Film Code Number 580162 of the Map Records of Harris County, Texas and being the Northeasterly corner of that certain called 0.1705 of one acre or 7,425 square feet of land conveyed to Harris County by deed recorded in the Official Harris County by deed recorded of Harris County, Texas, under County Clerk's File Number H683214.

RP-2022-380782

4. **Recording Data for the Declaration(s):**

**Declaration of Covenants, Conditions and Restrictions for Klein Grove**, is recorded under Harris County Clerk's File No. **RP-2019-202254** in the real property records of Harris County, Texas.

5. **Association Information:**

The contact information and website for the association is as follows:

**KLEIN GROVE HOMEOWNERS ASSOCIATION, INC.**

c/o RealManage

16000 Barkers Point, Suite 250

Houston, TX 77079

Phone: (281) 531-0002, Toll Free: 866-473-2573

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

RealManage

**KLEIN GROVE HOMEOWNERS ASSOCIATION, INC.**

c/o Community Association Manager, Sharina Burnett

16000 Barkers Point, Suite 250,

Houston, TX 77079

Phone: (281) 531-0002, Toll Free: 866-473-2573

Email address: [KLEGROVE@CiraMail.com](mailto:KLEGROVE@CiraMail.com)

7. **Fees Related to Property Transfer:**

Resale Certificate Fee: \$375.00

Resale Certificate Update Fee: \$75.00

Conveyance/Transfer Fee: \$325.00.

8. **Association Website:**

[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal)

9. **Optional Information:**

Management Company's website:

[www.realmanage.com](http://www.realmanage.com)

Executed this the 19<sup>TH</sup> day of July, 2022.

**KLEIN GROVE  
HOMEOWNERS ASSOCIATION, INC.**

By Addemir Espinal  
Signature (Community Manager)

ADDEMIR ESPINAL  
Print Name (Community Manager)

THE STATE OF TEXAS

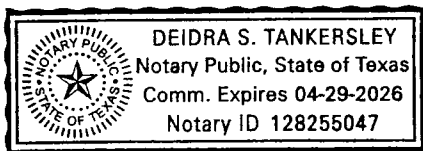
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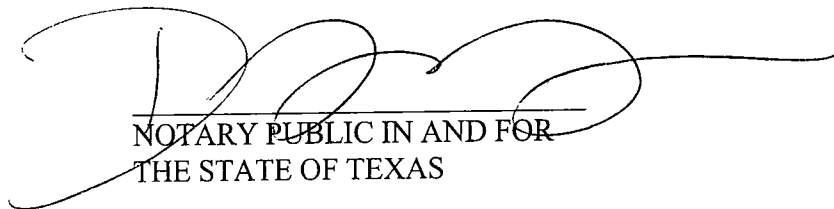
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COUNTY OF HARRIS

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BEFORE ME, the undersigned notary public, on this the 19<sup>th</sup> day of July, 2022, personally appeared Ademir T. Spaul, the Community Association Manager of KLEIN GROVE HOMEOWNERS ASSOCIATION, INC. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

*Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.*

RP-2022-380782

RP-2022-380782  
# Pages 4  
07/25/2022 03:52 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-2022-380782