

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
PIPING ROCK PLACE TOWNHOMES OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Manager of Piping Rock Place Townhomes Owners Association, Inc., 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 Piping Rock Place Townhomes Owners Association, Inc.:

1. Name of Subdivision: Piping Rock Place Square.
2. Name of Association: Piping Rock Place Townhomes Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Piping Rock Place Townhomes, Lots Seven (7) through Twenty Two (22), and Reserves "A", "B" and "C", and including a 28 foot common driveway, of the PIPING ROCK PLACE TOWNHOMES SUBDIVISION, a subdivision in Harris County, Texas consisting of 1.774 acres located in the William Hardin Survey, Abstract A-24, in Houston, Harris County, Texas, according to the map of plat thereof recorded in Film Code No. 470062 of the Map Records of Harris County, Texas.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Piping Rock Place Townhomes, recorded under County Clerk's File No. 20090078798 in the Official Public Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: Piping Rock Place Townhomes Owners Association, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Piping Rock Place Townhomes Owners Association, Inc., c/o FirstService Residential Houston, 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: houston@fsresidential.com
9. The Association's website may be found at: <https://PipingRockPlace.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
- b. Resale Certificate Update Fee: \$75.00.
- c. Welcome Packet Fee: \$26.50.
- d. Transfer Fee: \$295.00.
- e. Refinance Fee: \$100.00.

Executed on this the 28 day of December 2022.

PIPING ROCK PLACE TOWNHOMES OWNERS
ASSOCIATION, INC.

By: *Aguiar*
_____, Manager and Agent

THE STATE OF TEXAS

§
§
§

ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 28 day of December 2022 personally appeared Courtney Aguiar Manager and Agent of Piping Rock Place Townhomes Owners Association, 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 and on behalf of the Association.

Elizabeth Kelli Carlisle
Notary Public in and for the State of Texas

RECORDED BY:



SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479



RP-2022-604249
Pages 3
12/29/2022 09:30 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-2022-604249