

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
BRIAR MANOR HOME OWNERS ASSOCIATION

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Briar Manor Home Owners Association, a nonprofit corporation ("Association") 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: The name of the subdivision is Briar Manor.
2. Name of Association: The name of the Association is Briar Manor Home Owners Association.
3. Recording Data for the Subdivision:
 - a. Briar Manor, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 149, Page 97, *et seq.* as replatted in Volume 160, Page 112, *et seq.* of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Tri-Center Development, Inc. Declaration of Covenants, Conditions and Restrictions.
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Briar Manor Subdivision.
 - (3) Second Amendment to the Declaration of Covenants and Restrictions for Briar Manor Subdivision.
 - (4) Third Amendment to the Declaration of Covenants and Restrictions for Briar Manor Subdivision.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. C587456.
 - (2) Harris County Clerk's File No. U041058.
 - (3) Harris County Clerk's File No. 20090240129.
 - (4) Harris County Clerk's File No. RP-2025-154007.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Briar Manor Home Owners Association c/o KRJ Management, Inc., 1800 Augusta Drive, Suite 200, Houston, Texas 77057.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: KRJ's Conveyance Department, KRJ Management, Inc. Address: 1800 Augusta Drive, Suite 200, Houston, Texas 77057. Phone No.: (713) 600-4000. Email Address: smile@krjcares.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.krjcares.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Updated Resale Certificate	\$75.00
Transfer Fee (Managing Agent)	\$350.00
Refinance Fee	\$150.00
Statement of Account	\$177.00
Rush Fee	\$60.00
Reserve Assessments [Article IV, Section 11]	Upon each sale of a Lot, the purchaser of a Lot is required to pay to the Association a Reserve Assessment in a sum equal to ½ the rate of the Annual Assessment in effect as of the date of closing on the sale of such Lot. The Reserve Assessment is due and payable on the date of the deed conveying the Lot to the purchaser is recorded or, when the contract for deed is executed. The amount of the Reserve Assessment for 2025 is \$4,436.00. For future years, the Reserve Assessment must be confirmed with the Association.
Transfer Fee [Article IV, Section 12]	Upon acceptance of title to a Lot, the new Owner of the Lot must pay to the Association an administrative fee. The Transfer

RP-2025-156575

	Fee must be confirmed with the Association.
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Executed on this 28 day of April, 2025.

**BRIAR MANOR HOME
OWNERS ASSOCIATION**

By: KRJ Management, Inc., Inc., Managing Agent

By: Tina Miller

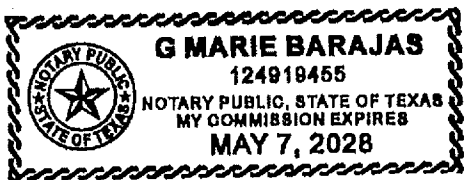
Printed: Tina Miller

Its: Community Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

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BEFORE ME, the undersigned notary public, on this 28th day of April, 2025 personally appeared Tina Miller, Community Manager for KRJ Management, Inc., Managing Agent for Briar Manor Home Owners Association, 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.



[Signature]
Notary Public in and for the State of Texas

RP-2025-156575
Pages 4
04/29/2025 08:15 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2025-156575