

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SAN SIMENON TOWNHOMES ASSOCIATION
D/B/A/
SAN SIMEON TOWNHOMES ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SAN SIMENON TOWNHOMES ASSOCIATION d/b/a San Simeon Townhomes Association, a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Woodhollow Townhomes.
- (2) The name of the association is San Simenon Townhomes Association d/b/a San Simeon Townhomes Association.
- (3) The subdivision is recorded as follows:
 - a. Woodhollow Townhomes, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. E051591;
 - b. Replat of Woodhollow Townhomes, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. E124863.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
 - a. Master Declaration for San Simenon Townhomes, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. E603108.
- (5) The name and mailing address of the Association is:

San Simenon Townhomes Association d/b/a San Simeon Townhomes Association
c/o KRJ Management
1800 August Drive, Suite 200
Houston, Texas 77057.

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- a. KRJ Management;
- b. 1800 August Drive, Suite 200, Houston, Texas 77057;
- c. (713) 600-4000;
- d. smile@krjcares.com;

(7) The Association's website address is: www.krjcares.com.

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Resale Certificate Fee: \$300.00;
- b. Transfer Fee: \$300.00;
- c. Updated Resale Certificate Fee: \$75.00;
- d. Refinance Statement of Account: \$125.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 31st DAY OF August, 2021.

By: Stephanie Ferrante, Managing Agent for San Simonon Townhomes Association d/b/a San Simeon Townhomes Association, on behalf of KRJ Management.

Stephanie Ferrante
Print Name

STATE OF TEXAS

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COUNTY OF HARRIS

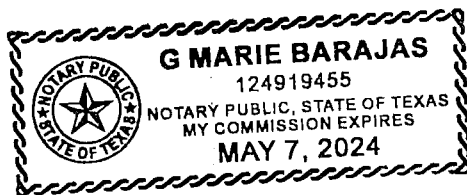
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BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Ferrante, of KRJ Management, Managing Agent for San Simenon Townhomes Association d/b/a San Simeon Townhomes Association, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 31st day of August, 2021.

[Signature]
Notary Public, State of Texas



RP-2021-509348
Pages 4
09/03/2021 04:32 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

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