

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**VILLAS ON JANISCH PROPERTY OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

The undersigned, being the President of Villas on Janisch Property Owners Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas ("Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Villas on Janisch.
2. Name of Association: The name of the Association is Villas on Janisch Property Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Villas on Janisch, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 701335 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) Declaration of Covenants, Conditions and Restrictions for Villas on Janisch.
  - b. Recording Information:
    - (1) Harris County Clerk's File No. RP-2022-540388.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Villas on Janisch Property Owners Association, Inc. c/o Midtown Management Corporation, 2525 Robinhood Street, Suite 111, Houston, Texas 77005.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Midtown Management Conveyance Department. Address: 2525 Robinhood Street, Suite 111,

RP-2024-68755

Houston, Texas 77005. Phone No.: 713.489.4901. Email Address: info@midtownmgmt.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.midtownmgmt.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
Transfer Fee	\$ 300.00
Refinance Fee	\$ 160.00
Capitalization Fee [Declaration Article XIII, Section D]	Each purchaser of a Lot, other than Declarant, agrees to pay the Association a Capitalization Fee in an amount equal to ½ the amount of the Annual Assessment then in effect. The Capitalization Fee is due at the closing of the transfer of title to a Lot. The Capitalization Fee must be confirmed with the Association.

Executed on this 28<sup>th</sup> day of February, 2024.

**VILLAS ON JANISCH PROPERTY  
OWNERS ASSOCIATION, INC.**

By:

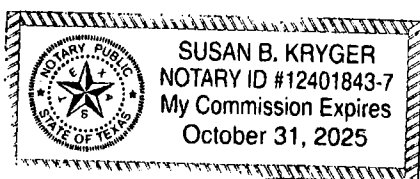


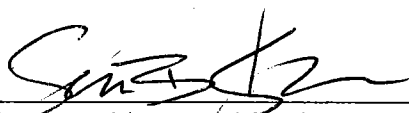
Gerrit Van Someren, President

\*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.

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned notary public, on this 28<sup>th</sup> day of February, 2024 personally appeared Gerrit Van Someren, President of Villas on Janisch Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



  
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Notary Public in and for the State of Texas

RP-2024-68755

RP-2024-68755  
# Pages 4  
02/28/2024 11:49 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-2024-68755