

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Anniston Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions Anniston Community Association	Harris County Clerk's File No. RP-2024-322724	RP-2023-424016, Real Property Records, Harris County, Texas; and as stated in said Declaration
First Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Harris County Clerk's File No. RP-2024-397689	As stated in said Declaration
Second Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Harris County Clerk's File No. RP-2024-453128	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Reserves Section One	Harris County Clerk's File No. RP-2024-356359	Film Code No. 705154, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Reserves Section Two	Harris County Clerk's File No. RP-2024-356360	Film Code No. 705157, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Reserves Section Three	Harris County Clerk's File No. RP-2024-356361	Film Code No. 705160, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Reserves Section Four	Harris County Clerk's File No. RP-2024-356362	Film Code No. 705163, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Reserves Section Five	Harris County Clerk's File No. RP-2025-33766	Film Code No. 710224, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section One	Harris County Clerk's File No. RP-2024-356498	Film Code No. 708487, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Two	Harris County Clerk's File No. RP-2024-356499	Film Code No. 705787, Map Records, Harris County, Texas; and as stated in said Declaration

RP-2025-239926

Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Three	Harris County Clerk's File No. RP-2024-356500	Film Code No. 705795, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Four	Harris County Clerk's File No. RP-2024-356501	Film Code No. 706966, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Five	Harris County Clerk's File No. RP-2024-356589	Film Code No. 705799, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Six	Harris County Clerk's File No. RP-2024-356590	Film Code No. 708491, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Seven	Harris County Clerk's File No. RP-2024-356591	Film Code No. 708494, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Eight	Harris County Clerk's File No. RP-2024-356592	Film Code No. 708497, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Nine	Harris County Clerk's File No. RP-2025-221992	Film Code No. 710227, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Ten	Harris County Clerk's File No. RP-2024-432900	Film Code No. 708844, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Eleven	Harris County Clerk's File No. RP-2024-432901	Film Code No. 708848, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Twelve	Harris County Clerk's File No. RP-2024-432902	Film Code No. 709140, Map Records, Harris County, Texas; and as stated in said Declaration
Replacement Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Twelve	Harris County Clerk's File No. RP-2025-49004	As stated in said Declaration

Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Anniston Section Thirteen	Harris County Clerk's File No. RP-2025-221867	Film Code No. 709327, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions, and Restrictions Annexation of Anniston Section Fourteen	Harris County Clerk's File No. RP-2025-224010	Film Code No. 709330, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Anniston Section Sixteen	Harris County Clerk's File No. RP-2025-75418	Film Code No. 710462, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Kickapoo Road Street Dedication, Section Two	Harris County Clerk's File No. RP-2025-33765	Film Code No. 710221, Map Records, Harris County, Texas; and as stated in said Declaration
Certificate of Formation and Bylaws	Harris County Clerk's File No. RP-2024-375865	As stated in said Declarations
Guidelines - Builder for New Residential Construction	Harris County Clerk's File No. RP-2024-375866	As stated in said Declarations
Residential Improvement Guidelines for Homeowners	Harris County Clerk's File No. RP-2024-375867	As stated in said Declarations
Community Policies Manual [Collection/Payment Plan Policy; Records Production/ Copying Policy; Document Retention Policy; Solar Energy Devices Policy; Shingles Criteria; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy; Deed Restriction Enforcement Policy]	Harris County Clerk's File No. RP-2024-395098	As stated in said Declarations
Notice of Foundation Fee Obligation	Harris County Clerk's File No. RP-2024-391392	As stated in said Declarations

Name and Mailing Address for Association

Anniston Community Association
c/o KRJ Management, Inc.
1800 Augusta Drive, Suite 200
Houston, Texas 77057

Name and Mailing Address of Person Managing
the Association or its Designated Representative

KRJ Management, Inc.
1800 Augusta Drive, Suite 200
Houston, Texas 77057

Telephone Number to contact the Association

(713) 600-4000

Email Address to contact the Association

smile@krjcares.com

Association Website

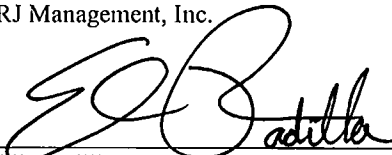
www.krjcares.com

Transfer of Title Fees

Transfer Fee:	\$350.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$100.00-1 business day \$75.00-3 business days
Refinance Fee:	\$150.00
Capitalization Fee:	50% of the Annual Assessment
Foundation Fee:	0.15% of the gross sales price of home (payable to Anniston Community Foundation, Inc.)

Executed on this the 20th day of June, 2025.

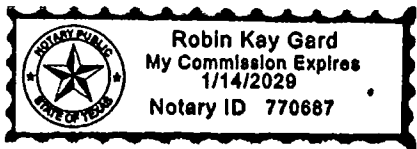
Anniston Community Association, a Texas non-profit
corporation, acting by and through its managing agent,
KRJ Management, Inc.

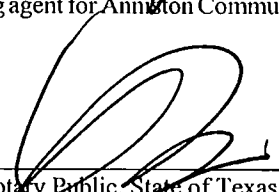


Eddie Padilla, Community Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20 day of June 2025, by Eddie Padilla, Community Management with KRJ Management, Inc., the managing agent for Anniston Community Association, a Texas non-profit corporation, on behalf of said entity.





Notary Public, State of Texas

When recorded return to:
HooverSlovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

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Pages 6
06/23/2025 02:19 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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-2025-239926