

MANAGEMENT CERTIFICATE
(Texas Property Code 209.004)

1. Name of Subdivision: Kingwood Villages Estates Condominium Council of Owners (the "Council), Inc. Association, Inc.
2. Name of Association: Kingwood Villages Estates Condominium Council of Owners (the "Council), Inc. Association, Inc.
3. Location of the Subdivision: Houston, TX, Harris County
4. Recording Data for the Declaration of Covenants, Conditions and Restrictions:

The Declaration of Covenants, Conditions and Restrictions for Kingwood Villages Estates Condominium Council of Owners (the "Council), Inc. Association, Inc. is recorded in the Real Property Records of Harris County, Texas under Clerk's File number J340368 film number RP 20174-303936

5. Name and mailing address of the Association:

Kingwood Villages Estates Condominium Council of Owners
c/o Prestige Association Management Group Corporation
1849 Kingwood Drive Suite 103
Kingwood, Texas 77339

6. Name and Mailing address of the Person Managing the Association or Its Designated Representative is:

Prestige Association Management Group - Sarah Eldridge
1849 Kingwood Drive Suite 103
Kingwood, Texas 77339

7. Telephone Number to Contact the Association is: (281) 607-7701
8. Email Address to contact the Association: sarahe@pamgtx.com
9. The Association's website may be found at: frontsteps.Cloud/CaliberWeb2_Prestige
10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
- c. Updated Certificate: after 30 days of issuance of the original \$200.00.
- d. Certified Statement of Account \$50.00 and transfer Fee \$200.00.
- e. Refinance statement of account \$50.00 and Refinance fee \$200.00.
- f. Mandatory New Owner Packet fee not to exceed \$150.00.

By:


Larry Bates, President

RP-2025-95330

Prestige Association Management Group Corporation

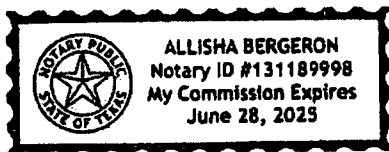
STATE OF TEXAS

§

COUNTY OF HARRIS

§

This instrument was acknowledged before me on MARCH 15 2025, by Larry Bates, President of Kingwood Villages Estates Condominium Council of Owners (the "Council), Inc. Association, Inc. a Texas non-profit corporation, on behalf of said corporation.



Allisha Bergeron

Notary Public, State of Texas

My commission expires:

June 28 2025

AFTER RECORDING RETURN TO:

Prestige Association Management Group

1849 Kingwood Drive Suite 103

Kingwood Texas 77339

Attn: Sarah Eldridge

RP-2025-95330

RP-2025-95330
Pages 3
03/17/2025 04:05 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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-2025-95330