

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THORNTON OAKS COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Thornton Oaks Community Association, Inc., a non-profit corporation 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 Thornton Oaks Community Association, Inc.:

1. Name of Subdivision: Thornton Oaks and Riverway on Thornton.
2. Name of Association: Thornton Oaks Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. RIVERWAY ON THORNTON, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. RP-2024-315154, IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.
 - b. THORNTON OAKS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF FILED UNDER CLERK'S FILE NO. RP-2024-345246, IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
4. Recording Data for the Declaration:

Declaration of Covenants, Conditions, Restrictions and Easements for Thornton Oaks, is under Clerks File No. RP-2025-242590 in the Official Public Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: Thornton Oaks Community Association, Inc., C/O King Property Management, 720 N. Post Oak Rds., Ste. 300, Houston, Texas 77024.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Thornton Oaks Community Association, Inc., C/O King Property Management, 720 N. Post Oak Rds., Ste. 300, Houston, Texas 77024.
7. Telephone Number to Contact the Association is: 1-713-956-1995.
8. Email Address to Contact the Association: eddie@kpmtx.com

9. The Association's website may be found at: <https://www.kpmtx.com/>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$350.00 or amount not to exceed the maximum allowable rate.
- b. Resale Certificate Update Fee: \$25.00.
- c. Transfer Fee: \$350.00.
- d. Refinance Fee: \$75.00.
- e. Capitalization Fee: \$597.50 or 50% of the then amount of the regular annual assessment, whichever is more.
- f. Water Deposit: \$260.00
- g. Mater Deposit: \$100.00

Executed on this the 22 day of October 2025.

THORNTON OAKS COMMUNITY
ASSOCIATION, INC.

By: E. Parise
Eddie Parise, Managing Agent

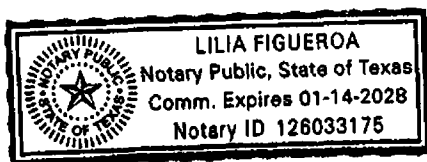
THE STATE OF TEXAS

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COUNTY OF HARRIS

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 22 day of October 2025, personally appeared Eddie Parise, Managing Agent of Thornton Oaks Community 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 and on behalf of the Association.



Lilia Figueroa
Notary Public in and for the State of Texas

RP-2025-425756
Pages 3
10/27/2025 04:14 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-2025-425756