

**CONDOMINIUM MANAGEMENT CERTIFICATE
(TEX. PROP. CODE SECTION 82.116)
FOR
UNIVERSITY TRACE CONDOMINIUM ASSOCIATION**

This Management Certificate is executed and recorded pursuant to §82.116 of the TEXAS PROPERTY CODE as follows:

1. The name of the Condominium is: UNIVERSITY TRACE CONDOMINIUMS.
2. The name of the Association is: UNIVERSITY TRACE CONDOMINIUM ASSOCIATION, a Texas non-profit corporation.
3. The location of the Condominium is 1900 Bay Area Blvd., Houston, TX 77058.
4. The recording data for the Declaration and any and all amendments to the Declaration is/are:

Declaration and Master Deed – University Trace Condominiums (with Condominium Bylaws attached) recorded in Volume 104, Page 40 of the Condominium Records of Harris County, Texas, as amended by amendments recorded in Volume 151, Page 106, Volume 157, Page 44, Volume 157, Page 45, and Volume 164, Page 71, all of the Condominium Records of Harris County, Texas.

5. The mailing address of the Association is:

University Trace Condominium Association
c/o Leyendecker Management Services, Inc.
10375 Richmond Avenue, Suite 1350
Houston, TX 77042

The mailing address of the person or entity managing the Association is:

Leyendecker Management Services, Inc.
10375 Richmond Avenue, Suite 1350
Houston, TX 77042
Telephone: 713-975-6600
Email: kwilkinson@leyendeckergroup.com

6. Other Information:

The website address of the internet website where the dedicatory instruments of the Association are available: www.leyendeckergroup.com

7. The following fees are charged by the Association relating to a property transfer in the condominium:
 - a. Ownership Transfer Fee: \$250.00 each
 - b. Resale Certificate Fee: \$350.00 each for 3 business day turnaround or \$375.00 each for 1 business day turnaround
 - c. Refinance Fee: \$200.00 each
 - d. Mortgage Questionnaire Fee: \$300.00 each

This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for title company or others to correctly identify the Condominium and to contact the Association. No person should rely upon this Management Certificate for anything other than instructions for identifying and contacting the Association.

This Management Certificate supersedes and replaces all previously executed and/or filed management certificates, effective as of the date of filing of this Management Certificate in the Official Public Records of Real Property of Harris County, Texas.

Dated this 23 day of October, 2025.

**UNIVERSITY TRACE CONDOMINIUM
ASSOCIATION**, a Texas non-profit corporation

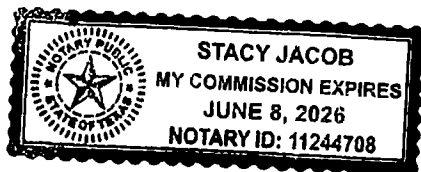
By: Dorothy J Hamblin
(signature)

DOROTHY J. HAMBLIN
(name printed)

Its: President
(title/position)

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 23rd day of October, 2025, by Dorothy Hamblin President of **UNIVERSITY TRACE CONDOMINIUM ASSOCIATION**, a Texas non-profit corporation, on behalf of such corporation.



[Signature]
Notary Public in and for
the State of Texas

RP-2025-434040
Pages 3
11/03/2025 07:41 AM
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-2025-434040