

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
NORTHSHIRE MAINTENANCE FUND, INC.**

STATE OF TEXAS           §  
                                      §  
COUNTY OF HARRIS      §

NORTHSHIRE MAINTENANCE FUND, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Northshire, Sections 1 and 2;
- (2) the name of the Association is Northshire Maintenance Fund, Inc.;
- (3) the subdivision is recorded in the Plat Records of Harris County, Texas, as follows:
  - (a) Northshire, Section 1, under Clerk's File No. D268860;
  - (b) Northshire, Section 1 Replat, under Clerk's File No. D384456;
  - (c) Northshire, Section 2, under Clerk's File No. D640716;
  - (d) Northshire, Section 1 Partial Replat, under Clerk's File No. G747387;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
  - (a) Restrictions, Replat, Northshire Section One, under Clerk's File No. D407937;
  - (b) Restrictions for Northshire, Section Two, under Clerk's File No. E010586;
  - (c) Amended and Restated Restrictions for Northshire, Sections One and Two, under Clerk's File No. 20150181353;
- (5) the name and mailing address of the Association is:
  - (a) Northshire Maintenance Fund, Inc., c/o Sterling Association Services, 6842 North Sam Houston Parkway West, Houston, Texas 77064;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) Sterling Association Services, Inc., 6842 North Sam Houston Parkway West, Houston, Texas 77064;

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- (b) (832) 678-4500;
- (c) servicedesk@sterlingasi.com;

(7) The Association's website address is:

<http://www.northshiretx.org/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$220.00;
- (b) Refinance Fee - \$50.00;
- (c) Resale Certificate - \$125.00;
- (d) 24 Hour Expedited Fee - \$50.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

**[SIGNATURE BLOCKS FOLLOW]**

SIGNED THIS 15<sup>th</sup> DAY OF October, 2021.

By: [Signature], on behalf of  
Sterling Association Services, Inc., Managing Agent for  
Northshire Maintenance Fund, Inc.

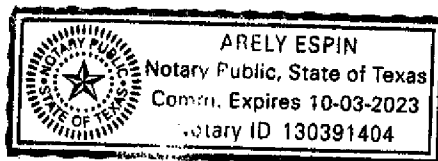
Jose A. Villegas  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Jose A. Villegas, of Sterling Association Services, Inc., Managing Agent for Northshire Maintenance Fund, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 15<sup>th</sup> day of October, 2021.

**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



[Signature]  
Notary Public, State of Texas

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# Pages 4  
10/20/2021 11:37 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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

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