

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
DICKENS COURT HOMEOWNERS ASSOCIATION
(In compliance with Section 209.004 of Title 11 of the Texas Property Code)

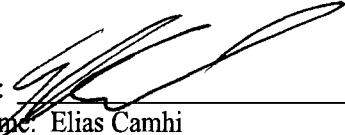
DICKENS COURT HOMEOWNERS ASSOCIATION (the "Association") Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

1. The name of the subdivision is DICKENS COURT T/H U/R
2. The name of the association is DICKENS COURT HOMEOWNERS ASSOCIATION, INC.
3. The Name and Mailing Address for the Association:
 - a. Dickens Court Homeowners Association
 - b. c/o ELDA Management Services, Inc
 - c. 7211 Regency Square Blvd. Suite 223
 - d. Houston, TX 77036
4. The name, mailing address, telephone number, and e-mail address of the association's designated representative:
 - a. ELDA Management Services, Inc
 - b. 7211 Regency Square Blvd. Suite 223, Houston, TX 77036
 - c. (281) 894-8659
 - d. Management@eldams.com
5. The association website address where governing documents are located:
<https://www.dickenscourt.org/governing-documents>
6. The following fees are charged by the Association relating to a property transfer in the Subdivision:
 - a. Private Transfer Fee: \$250.00;
 - b. Resale Certificate Fee: \$300.00;
 - c. Rush Fees:
 - i. One Day Rush: \$185.00;
 - ii. Three Day Rush: \$150.00;
 - iii. Five Day Rush: \$125.00

SIGNATURE PAGE FOLLOWS

RP-2022-19202

ELDA MANAGEMENT SERVICES, INC.,
a Texas corporation

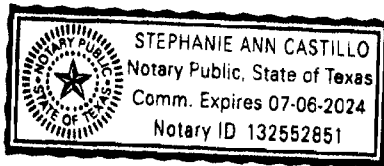
By: 
Name: Elias Camhi
Its: President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me by Elias Camhi, President of ELDA MANAGEMENT SERVICES, INC., a Texas corporation, a person known to me, who swore that he had, on this the 10th day of January 2022, executed this instrument as the act of said corporation.

SEAL





NOTARY PUBLIC, STATE OF TEXAS
My commission expires on: 7-6-2024

RP-2022-19202

RP-2022-19202
Pages 3
01/11/2022 01:23 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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-2022-19202