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PINEMONT PARK HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Pinemont Park Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Pinemont Park;  
Pinemont Square Sec. 1;  
Pinemont Square Sec. 2.

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RP-2022-114871  
03/03/2022 RP1 \$26.25

**Name of the Association:** Pinemont Park Homeowners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Pinemont Park, recorded under Volume 586, Page 101, along with any supplements or replats thereof;
- (b) Pinemont Square Sec. 1, recorded under Volume 596, Page 287, along with any supplements or replats thereof;
- (c) Pinemont Square Sec. 2, recorded under Volume 604, Page 143 along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Pinemont Park, under Harris County Clerk's File No. Z321272, along with any amendments or supplements thereto;
- (b) First Supplemental Declaration of Covenants, Conditions and Restrictions for Pinemont Park (Annexing Pinemont Square Sec. 2), under Harris County Clerk's File No. 20060169590;
- (c) ByLaws of Pinemont Park Homeowners Association, Inc., under Clerk's File No. Z380010;
- (d) First Amendment to the By-Laws of Pinemont Park Homeowners Association, Inc., under Clerk's File No. 20100507794;
- (e) Pinemont Park Homeowners Association, Inc. Architectural Control Guidelines for Modifications Committee, under Clerk's File No. Z380012;
- (f) Pinemont Park Homeowners Association Covenants Compliance Inspection, under Clerk's File No. 20090287215;
- (g) Pinemont Park Homeowners Association, Inc. Resolution Establishing a Fine Schedule and Policy, under Clerk's File No. 20100155793;
- (h) Pinemont Park Homeowners Association, Inc. Books and Records Production Policy, under Clerk's File No. 20120115814;
- (i) Pinemont Park Homeowners Association, Inc. Payment plan Policy, under Clerk's File No. 20120117040;
- (j) Pinemont Park Homeowners Association, Inc. Records Retention Policy, under Clerk's File No. 20120117041;
- (k) Pinemont Park Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 20120117043;
- (l) Pinemont Park Homeowners Association, Inc. Amendments to Architectural Control Guidelines, under Clerk's File No. RP-2019-441829 and RP-2019-423315;

(m) Pinemont Park Homeowners Association Assessment Collection Policy, under Clerk's File No. RP-2021-744824.

**Name and Mailing Address for Association**

Pinemont Park Homeowners Association, Inc.  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

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**Website Address of the Association**

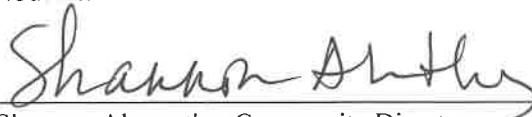
[www.pmghouston.com](http://www.pmghouston.com)

**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite  
Capitalization Fee for Each Owner, upon acquisition to a Lot, other than Declarant or Builder, \$100.00 for the Lot being purchased

Executed on this the 25 day of February, 2022

Pinemont Park Homeowners Association, Inc., acting by and  
through its managing agent, Principal Management Group of  
Houston

  
Shannon Abernathy, Community Director

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STATE OF TEXAS       §  
                                  § COUNTY OF  
HARRIS     §

This instrument was acknowledged before me on the 25 day of February, 2022 by Shannon Abernathy, Community Director with Principal Management Group of Houston, the managing agent for Pinemont Park Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas



When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

FILED FOR RECORD

8:00:00 AM

Thursday, March 3, 2022



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Thursday, March 3, 2022



COUNTY CLERK  
HARRIS COUNTY, TEXAS