

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

STATE OF TEXAS §
COUNTY OF HARRIS §

1. The name of the subdivision is Summerlyn Terrace.
2. The name of the association is Summerlyn Terrace Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

 Summerlyn Terrace, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 2019-0874, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 689040, Map Records of Harris County, Texas.
4. The recording data for the declaration is:

 Declaration of Covenants, Conditions, Restrictions and Easements for Summerlyn Terrace, filed under Clerk's File No. RP-2020-60401, Official Public Records of Real Property of Harris County, Texas

 First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Shepherd Oaks, filed under Clerk's File No. RP-2020-254529, Official Public Records of Real Property of Harris County, Texas.
5. The name and mailing address of the association are:

 Summerlyn Terrace Homeowners Association, Inc.
 c/o King Property Management
 720 North Post Oak Road, Suite 300
 Houston, Texas 77024
 www.kpmtx.com
 kpm@kpmtx.com
6. The name and mailing address of the person managing the association or the association's designated representative are:

 King Property Management
 Attn: Manager, Eddie Parise
 720 North Post Oak Road, Suite 300
 Houston, Texas 77024
 713-956-1995
 www.kpmtx.com
 kpm@kpmtx.com
7. Other information:
 - A. The subdivision is located in Houston, Harris County, Texas 77080.
 - B. The association is commonly known as Summerlyn Terrace Homeowners Association, Inc.

RP-2021-608890

C. The subdivision is commonly known as Summerlyn Terrace.

8. Fees: The following fees may be applicable upon sale or refinance of a home or lot:

Transfer Fee: \$200 – Due upon sale of a lot or home

Resale Certificate Fee: \$150 – Due upon refinance of a lot or home

Capitalization Fee: Up to 100% of the Annual Assessment – due upon sale of a home or lot.

9. This management certificate is prepared and filed solely to provide contact information for the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.

10. 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.

Signed this 20th day of October 2021

Summerlyn Terrace Homeowners Association, Inc.,
a Texas nonprofit corporation

By: LiLep, LLC, a Texas limited liability company,
d/b/a KING PROPERTY MANAGEMENT, its
Manager



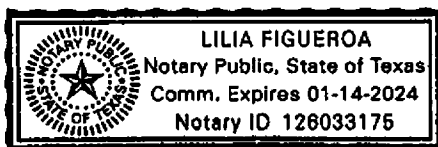
Name: Eddie Parise, President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 20th day of October 2021, by Eddie Parise, as a Property Manager of KING PROPERTY MANAGEMENT, on behalf of the company in its capacity as the managing agent of Summerlyn Terrace Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of the said corporation.

Seal




Notary Public, State of Texas

Print Name: Lilia Figueroa

PLEASE FILE AND RETURN TO:

King Property Management
720 North Post Oak Road, Suite 300
Houston, Texas 77024

RP-2021-608890

RP-2021-608890
Pages 3
10/21/2021 02:47 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-2021-608890