

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

FOR

Kelliwood Courts Section One Fund

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Kelliwood Courts Section One
2. Name of Association: Kelliwood Courts Section One Fund
3. Recording Data for the Subdivision:

Kelliwood Courts Section One, according to the map or plat thereof recorded under Clerk's Slide No. 1192A and 1192B, of the Plat Records of Fort Bend County County, Texas.

4. Recording Data for the Declaration:

Deed Restrictions Kelliwood Courts Section One, recorded under Clerk's File No. 9275754 in the real property records of Fort Bend County County, Texas.

Amended and Restated Deed Restrictions for Kelliwood Courts Section One, recorded under Clerk's File No. 9561677 in the real property records of Fort Bend County, Texas.

Amendment to Deed Restrictions for Kelliwood Courts, Section One, recorded under Clerk's File No. 9734836, 9734837, 9734838, 9734839 and 9734840 in the real property records of Fort Bend County, Texas.

Amendment to Deed Restrictions for Kelliwood Courts, Section One, recorded under Clerk's File No. 2000051337 in the real property records of Fort Bend County, Texas.

5. Name and Mailing Address of the Association:

Kelliwood Courts Section One Fund
c/o Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429
Phone: 713-686-4692
Email: info@actionproperty.net

RP-2024-225018

7. The website address where homeowners may access the Association's dedicatory instruments:

<http://www.actionproperty.net/kw.html>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$400.00

Resale Certificate - \$250.00

Resale Certificate Updates - 1-14 days - \$0.00; 15-45 days - \$15.00 and 46-90 days \$40.00

Date: 6-11-24

KELLIWOOD COURTS SECTION ONE FUND
acting by and through its managing agent,
Action Property Management, Inc.

By: Lee F Waldheim
Lee F. Waldheim, President

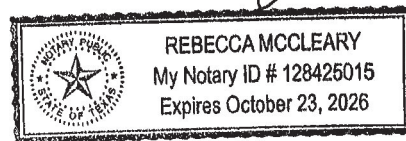
STATE OF TEXAS \$
 \$
COUNTY OF HARRIS \$

This instrument was acknowledged before me on June 11, 2024 by Lee F. Waldheim, President, of Action Property Management, Inc., Managing Agent for Kelliwood Courts Section One Fund, a Texas nonprofit corporation, on behalf of said corporation.

Rebecca McCleary
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429



7029.0006/jb

RP-2024-225018

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Pages 3
06/21/2024 08:10 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-2024-225018