

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

STATE OF TEXAS §
COUNTY OF HARRIS §

- 1 The name of the subdivision is Patterson Grove
- 2.. The name of the association is Patterson Grove Homeowners' Association, a Texas unincorporated nonprofit association
3. The recording data for the subdivision is

Patterson Grove, a subdivision in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20110330732, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 641271, Map Records of Harris County, Texas
- 4 The recording data for the declaration is

Declaration of Covenants, Conditions, Restrictions and Easements for Patterson Grove, filed on November 3, 2011, under Clerk's File No. 20110463458, Official Public Records of Real Property of Harris County, Texas
- 5 The name and mailing address of the association are

Patterson Grove Homeowners' Association
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 77007
 - B. The association is commonly known as Patterson Grove Homeowners' Association
 - C. The subdivision is commonly known as Patterson Grove

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- D. 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.

8. 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 of Real County, Texas.

SIGNED this 13th day of October 2021.

Paterson Grove 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

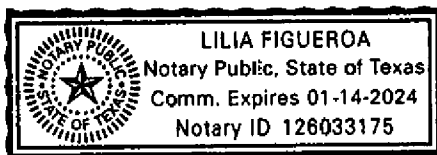
ACKNOWLEDGMENT

E. Parise

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 13th day of October 2021, by Eddie Parise, as the President of LiLep, LLC, a Texas limited liability company, d/b/a/ of KING PROPERTY MANAGEMENT, on behalf of the company in its capacity as the managing agent of Paterson Grove Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of the said corporation.

Seal



[Signature]
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

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Pages 3
10/13/2021 03:17 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

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