

**MANAGEMENT CERTIFICATE  
SUTTON SQUARE COMMUNITY ASSOCIATION, INC.**

This Management Certificate is executed and recorded pursuant to Section 209.004 of the TEXAS PROPERTY CODE as follows:

1. The name of the Subdivision is/are (listed in order of annexation):
  - (i) Sutton Square
  - (ii) Sutton-Gillette Townhomes Section One
  - (iii) Sutton-Gillette Townhomes Section Two
  - (iv) Sutton-Gillette Townhomes Section Eleven
  - (v) Sutton-Gillette Townhomes Section Twelve
  - (vi) Sutton-Gillette Townhomes Section Ten
  - (vii) Sutton-Gillette Townhomes Section Three
  - (viii) Sutton-Gillette Townhomes Section Five
  - (ix) Sutton-Gillette Townhomes Section Nine
  - (x) Sutton-Gillette Townhomes Section Six
  - (xi) Sutton-Gillette Townhomes Section Seven
  - (xii) Sutton-Gillette Townhomes Section Thirteen
  - (xiii) Sutton-Gillette Townhomes Section Eight
  - (xiv) Sutton-Gillette Townhomes Section Sixteen
  - (xv) Sutton-Gillette Townhomes Section Fifteen
  - (xvi) Sutton-Gillette Townhomes Section Seventeen
  - (xvii) Sutton-Gillette Townhomes Section Fourteen
  - (xviii) Helena Street Townhomes
  - (xix) Webster Avenue Townhomes
  - (xx) Mason Court
  - (xxi) Mason Street Place
  - (xxii) Sutton-Gillette Townhomes Section Fourteen, Replat No. 1
  - (xxiii) Welch Street Place
  - (xxiv) Sutton-Gillette Townhomes Section Nineteen
  - (xxv) Sutton-Gillette Townhomes Section Eighteen
2. The name of the Association is Sutton Square Community Association, Inc.
3. The recording information for the Subdivision is/are (references are to the Map Records of Harris County, Texas; listed in order of annexation):
  - (i) Sutton Square: Film Code No. 428148
  - (ii) Sutton-Gillette Townhomes Section One: Film Code No. 429002
  - (iii) Sutton-Gillette Townhomes Section Two: Film Code No. 433135.
  - (iv) Sutton-Gillette Townhomes Section Eleven: Film Code No. 441062
  - (v) Sutton-Gillette Townhomes Section Twelve: Film Code No. 441066
  - (vi) Sutton-Gillette Townhomes Section Ten: Film Code No. 443114
  - (vii) Sutton-Gillette Townhomes Section Three: Film Code No. 443070
  - (viii) Sutton-Gillette Townhomes Section Five: Film Code No. 446104
  - (ix) Sutton-Gillette Townhomes Section Nine: Film Code No. 447068
  - (x) Sutton-Gillette Townhomes Section Six: Film Code No. 452062
  - (xi) Sutton-Gillette Townhomes Section Seven: Film Code No. 455011
  - (xii) Sutton-Gillette Townhomes Section Thirteen: Film Code No. 460006
  - (xiii) Sutton-Gillette Townhomes Section Eight: Film Code No. 470058
  - (xiv) Sutton-Gillette Townhomes Section Sixteen: Film Code No. 481018

- (xv) Sutton-Gillette Townhomes Section Fifteen: Film Code No. 485034
- (xvi) Sutton-Gillette Townhomes Section Seventeen: Film Code No. 486146
- (xvii) Sutton-Gillette Townhomes Section Fourteen: Film Code No. 486150
- (xviii) Helena Street Townhomes: Film Code No. 492054
- (xix) Webster Avenue Townhomes: Film Code No. 513046
- (xx) Mason Court: Film Code No. 534185
- (xxi) Mason Street Place: Film Code No. 538098
- (xxii) Sutton-Gillette Townhomes Section Fourteen, Replat No. 1: Film Code No. 535197
- (xxiii) Welch Street Place: Film Code No. 538122
- (xxiv) Sutton-Gillette Townhomes Section Nineteen: Film Code No. 551018
- (xxv) Sutton-Gillette Townhomes Section Eighteen: Film Code No. 554296

4. The recording information for the Declaration and any amendments to the Declaration is/are:

- (i) Master Declaration of Covenant and Restrictions For Sutton Square, recorded under Clerk's File No. U092485 in the Real Property Records of Harris County, Texas;
- (ii) First Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section One), recorded under Clerk's File No. U180312 in the Real Property Records of Harris County, Texas;
- (iii) First Amendment to Declaration of Covenants and Restrictions for Sutton Square, recorded under Clerk's File No. U213884 (and re-recorded to correct a scrivener's error under Clerk's File No. U589479 in the Real Property Records of Harris County, Texas;
- (iv) Second Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section Two), recorded under Clerk's File No. U213885 in the Real Property Records of Harris County, Texas;
- (v) Second Amendment to Declaration of Covenants and Restrictions for Sutton Square, recorded under Clerk's File No. U248958 (and re-recorded to correct a scrivener's error under Clerk's File No. U569480 in the Real Property Records of Harris County, Texas;
- (vi) Third Amendment to Declaration of Covenants and Restrictions for Sutton Square, recorded under Clerk's File No. U318324 in the Real Property Records of Harris County, Texas;
- (vii) Third Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Sections Eleven and Twelve), recorded under Clerk's File No. U350257 in the Real Property Records of Harris County, Texas;
- (viii) Fourth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section Ten), recorded under Clerk's File No. U433806 in the Real Property Records of Harris County Texas;
- (ix) Fifth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section Three), recorded under Clerk's File No. U433808 in the Real Property Records of Harris County Texas;
- (x) Sixth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton Gillette Townhomes

- Sections Five and Nine), recorded under Clerk's File No. U523391 in the Real Property Records of Harris County, Texas;
- (xi) Seventh Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section Six), recorded under Clerk's File No. U628385 in the Real Property Records of Harris County, Texas;
  - (xii) Eighth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section Seven), recorded under Clerk's File No. U628387 in the Real Property Records of Harris County, Texas;
  - (xiii) Ninth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section Thirteen), recorded under Clerk's File No. U707056 in the Real Property Records of Harris County, Texas;
  - (xiv) Tenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section Eight), recorded under Clerk's File No. U898177 in the Real Property Records of Harris County, Texas;
  - (xv) Eleventh Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Sec. 16), recorded under Clerk's File No. V201082 in the Real Property Records of Harris County, Texas;
  - (xvi) Amended and Restated Eleventh Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section 16) recorded under Clerk's File No. V358079 of the Real Property Records of Harris County, Texas;
  - (xvii) Twelfth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Sec. 15), recorded under Clerk's File No. V264785 in the Real Property Records of Harris County, Texas;
  - (xviii) Thirteenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Sec. 17), recorded under Clerk's File No. V319061 in the Real Property Records of Harris County, Texas;
  - (xix) Amended and Restated Thirteenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Section 17), recorded under County Clerk's File No. V358081 of the Real Property Records of Harris County, Texas;
  - (xx) Fourteenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton-Gillette Townhomes Sec. 14), recorded under Clerk's File No. V369466 in the Real Property Records of Harris County, Texas;
  - (xxi) Fifteenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Helena Street Townhomes), recorded under Clerk's File No. V369468 in the Real Property Records of Harris County, Texas;
  - (xxii) Sixteenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Webster Avenue Townhomes), recorded under Clerk's File No. V887493 in the

- (xxiii) Real Property Records of Harris County, Texas;  
Seventeenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Mason Court), recorded under Clerk's File No. W739422 in the Real Property Records of Harris County, Texas;
- (xxiv) Amended and Restated Seventeenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Mason Court), recorded under Clerk's File No. W842028 in the Real Property Records of Harris County, Texas
- (xxv) Eighteenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Mason Street Place), recorded under Clerk's File No. W862581 in the Real Property Records of Harris County, Texas;
- (xxvi) Nineteenth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton- Gillette Townhomes Sec. 14 Replat No. 1) recorded under Clerk's File No. W862580 in the Real Property Records of Harris County, Texas;
- (xxvii) Twentieth Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Welch Street Place), recorded under Clerk's File No. X132233 in the Real Property Records of Harris County, Texas;
- (xxviii) Twentieth-First Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton Gillette Townhomes Sec. 19), recorded under Clerk's File No. X438246 in the Real Property Records of Harris County, Texas; and
- (xxix) Twenty-Second Supplemental Declaration of Covenants and Restrictions for Sutton Square (Annexing Sutton Gillette Townhomes Section 18), recorded under County Clerks' File No. X554406.

5. The name and mailing address of the Association is:

Sutton Square Community Association, Inc.  
c/o KRJ Management, Inc.  
1800 Augusta, Suite 200  
Houston, Texas 77057

6. The name and mailing address of the person managing the Association or the Association's designated representative is:

Sutton Square Community Association, Inc.  
c/o KRJ Management, Inc.  
1800 Augusta, Suite 200  
Houston, Texas 77057  
Telephone 713-600-4000  
e-mail: [smile@krjcares.com](mailto:smile@krjcares.com)

7. Website address of the internet website where the dedicatory instruments of the Association are available: [www.krjcares.com](http://www.krjcares.com)

8. The amount and description of the fee or fees charged by the Association relating to a property transfer in the Subdivision (all fees due at the time of the request unless otherwise indicated):

- (a) Resale Certificate (TREC form): \$300.00
- (b) Resale Certificate (TREC form), optional rush delivery: \$100.00
- (c) Update to Resale Certificate: \$75.00
- (d) Transfer Fee: 300.00 (paid at Closing)
- (e) Lender Questionnaire: \$280.00
- (f) Refinance Fee: \$50.00

This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Dated this 2nd day of September, 2021.

SUTTON SQUARE COMMUNITY ASSOCIATION,  
INC., a Texas non-profit corporation

By: KRJ Management Inc.,  
Managing Agent

By: Stephanie Ferrante  
Stephanie Ferrante  
Its: Director of Client Fulfillment

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this 2nd day of September, 2021, by Stephanie Ferrante, Director of Client Fulfillment of KRJ Management Inc., a Texas corporation, Managing Agent of Sutton Square Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Villeo B...  
Notary Public in and for the State of Texas



RP-2021-508487  
# Pages 6  
09/03/2021 02:25 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

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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