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MANAGEMENT CERTIFICATE

SANDMAN COURTS OWNERS ASSOCIATION, INC.

Pursuant to Section 209.004 of the Texas Property Code, the Sandman Courts Owners Association, Inc. (the "Association") hereby files the following Management Certificate.

1. **Name of the Subdivision:**

Sandman Courts Condominiums

2. **Name of the Association:**

Sandman Courts Owners Association, Inc.

3. **The Recording data for the Subdivision is as follows:**

Sandman Courts Condominiums, recorded in Volume 152, Page 94 according to the map or plat of the Condominium Records of Harris County, Texas

4. **The Recording data for the Declaration is as follows**

Declaration of Condominium Regime Sandman Courts Condominium, recorded under County Clerk Film Code No. K101883, according to the map or plat under File Code No. 019782302 of the Condominium Records of Harris County, Texas

5. **The Name and Mailing address of the Person Managing the Association is:**

Sandman Courts Owners Association, Inc.

c/o Mark Armor

P. O. Box 8788

Houston, TX 77249

Ph.: 713-880-1782

6. **The Physical address of the Association is:**

Sandman Courts Owners Association, Inc.

c/o Mark Armor

4901 Floyd St #2

Houston TX 77007

FILED FOR RECORD
8:00 AM

FEB 16 2012

Sta. Stanant
County Clerk, Harris County, Texas

Affidavit to Authenticate Management Certificate

STATE OF TEXAS

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COUNTY OF HARRIS

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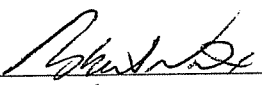
BEFORE ME, the undersigned authority, on this day personally appeared Robert North, Attorney and Agent in fact of the Sandman Courts Owners Association, Inc. known to me and who being by me duly sworn, upon oath, deposes and states:

"My name is Robert North. I am above the age of eighteen years and am fully competent to make this affidavit. I am the attorney and agent in fact for Sandman Courts Owners Association, Inc., a Texas non-profit corporation, operating in Harris County, Texas. I have personal knowledge of all the facts stated herein and am fully authorized to make this affidavit on behalf Sandman Courts Owners Association, Inc.

In my capacity as attorney and agent in fact for the Association, I am responsible for maintaining some of the Association's business records. I have reviewed the Association's business records, and the statements above are within my personal knowledge true and correct.

I am a custodian of the records of the Association. It was within the regular course of business of the Association for an employee or representative of the Association, with knowledge of the act, event, condition or opinion, to make the record or transmit information thereof to be included in such record; and the record was made at or near the time or reasonably soon thereafter."

FURTHER AFFIANT SAYETH NOT.



Robert North
Attorney and Agent in fact for
Sandman Courts Owners Association, Inc.

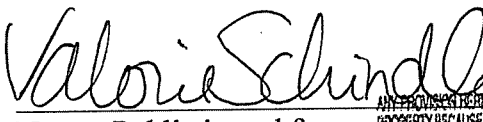
2012

SIGNED AND SWORN TO BEFORE ME, on this the 14th day of February, 2012.

Please Return to:

Robert North
North Law
1 Greenway Plaza, Suite 1005
Houston, Texas 77046

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Notary Public in and for
The State of TEXAS

ANY INSTRUMENT 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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

FEB 16 2012




COUNTY CLERK
HARRIS COUNTY, TEXAS