

MANAGEMENT CERTIFICATE for
SANDMAN TOWNHOME ASSOCIATION, INC.

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

1. Name of the Subdivision:

Sandman Townhomes

2. Name of the Property Owners Association:

Sandman Townhome Association, Inc.

3. Recording Data for the Subdivision:

Sandman Townhomes, an addition in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 532-98-0032, Volume 447, Page 40, of the Map Records of Harris County, Texas

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Sandman Townhome Association, recorded under Film Code No. 066-11-0467, et seq. of the Real Property Records of Harris County, Texas

Other Dedicatory Instruments filed of record:

Certificate of Formation, recorded under Film Code No. 066-23-2534, et seq. of the Real Property Records of Harris County, Texas

By Laws of Sandman Townhome Association, Inc., recorded under Film Code No. 066-23-2539, et seq. of the Real Property Records of Harris County, Texas

Deed Restriction Enforcement Policy, recorded under Film Code No. 066-23-2528, et seq. of the Real Property Records of Harris County, Texas

5. Name and Mailing Address of the Association:

Sandman Townhome Association, Inc.
P.O. Box 8788
Houston, Texas 77249-8788

6. **Name & Mailing Address of Designated Representative for the Association:**

Mark Armor
Manager and Agent for the Association
Armor Property Management
P.O. Box 8788
Houston, Texas 77249-8788
(713) 880-1782 telephone
sandmancondo@gmail.com

7. **Internet Website Address for accessing Association's Dedicatory Instruments:**

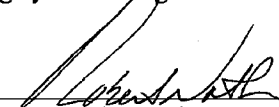
www.neighborhoodlink.com/Sandmans_Courts/pages

8. **Fees Charged by the Association Relating to a Property Transfer in the Subdivision:**

Resale certificate	\$ 75.00
Certified Statement of Account (Transfer Fee)	\$ 100.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for any of the above	\$ 50.00

EXECUTED ON this 16th day of September, 2025.

Sandman Townhome Association, Inc.,
Acting by and through its Attorney and Agent-in-fact,


Robert V. North, North Law, P.C.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 16 day of September, 2025, by Robert V. North, Attorney and Agent-in-fact for Sandman Townhome Association, Inc., a Texas non-profit corporation, on behalf of such corporation.


Notary Public, State of Texas

After recording, please return to:
NORTH LAW, P.C.
24 Greenway Plaza, Suite 1800
Houston, Texas 77046



RP-2025-368583
Pages 3
09/16/2025 04:06 PM
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

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