

MORNINGSIDE PLACE COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Morningside Place Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Morningside Place.

Name of the Association: Morningside Place Community Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Morningside Place, Section Two, recorded under Film Code No. 541050, along with any supplements or replats thereof;
- (b) Morningside Place, Section Two Partial Replat No. 1, recorded under Film Code No. 689459, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Morningside Place, Section Two, under Harris County Clerk's File No. X492030, along with any amendments or supplements thereto;
- (b) Certificate of Incorporation of Morningside Place Community Association, Inc., under Clerk's File No. X644751;
- (c) Articles of Incorporation of Morningside Place Community Association, Inc., under Clerk's File No. X644751;
- (d) ByLaws of Morningside Place Community Association, Inc., under Clerk's File No. X644751;
- (e) Notice of Drainage Easements and Restrictions, under Clerk's File No. X495519;
- (f) Morningside Place Community Association, Inc. Architectural Guidelines, under Clerk's File No. 20070049471;
- (g) Morningside Place Community Association, Inc. Covenants Compliance Inspection, under Clerk's File No. 20090070219;
- (h) Morningside Place Community Association, Inc. Payment Plan Policy, under Clerk's File No. 20120086063;
- (i) Morningside Place Community Association, Inc. Records Retention Policy, under Clerk's File No. 20120086064;
- (j) Morningside Place Community Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 20120086065;
- (k) Morningside Place Community Association, Inc. Books and Records Production Policy, under Clerk's File No. 20120086066;
- (l) Articles of Incorporation of Morningside Place Community Association, Inc., under Clerk's File No. 20130232499;

- (m) Morningside Place Community Association, Inc. Assessment Collection Policy, under Clerk's File No. 20140074777;
(n) Amendment to the ByLaws of Morningside Place Community Association, Inc., under Clerk's File No. RP-2016-328219.

Name and Mailing Address for Association

Morningside Place Community Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

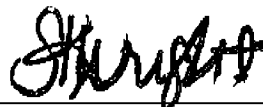
www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 1st day of January, 2022

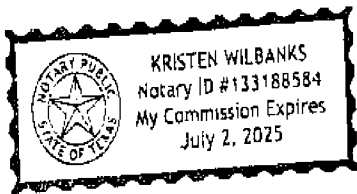
Morningside Place Community Association, Inc., acting by and
through its managing agent, Principal Management Group of
Houston



Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Morningside Place Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Kristen Wilbanks

Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

RP-2022-43493

RP-2022-43493
Pages 4
01/25/2022 12:08 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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-2022-43493