

STATE OF TEXAS §

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COUNTY OF HARRIS §

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(1) The subdivision is commonly known as Katy Pointe.

(2) The name of the Association is Katy Pointe Community Association, Inc., Inc.

(3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:

- a. Katy Pointe, Section One, under Clerk's File No. RP-2017-467548;
- b. Katy Pointe, Section Two, under Clerk's File No. RP-2018-372319;
- c. Katy Pointe, Section Three, under Clerk's File No. RP-2020-133652;
- d. Katy Pointe, Section Four, under Clerk's File No. RP-2021-48581;
- e. Katy Pointe, Section Five, under Clerk's File No. RP-2021-533949.

(4) The Declarations and any amendments thereto are recorded in the Real Property Records of Harris County, Texas, as follows:

- a. Declaration of Covenants, Conditions and Restrictions for Katy Pointe, under Clerk's File No. RP-2017-507711;
- b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Katy Pointe, under Clerk's File No. RP-2018-25216;
- c. Declaration of Annexation, Section Two, under Clerk's File No. RP-2018-570811;
- d. Declaration of Annexation, Section Three, under Clerk's File No. RP-2020-195429;
- e. Declaration of Annexation, Section Four, under Clerk's File No. RP-2021-71984;

f. Declaration of Annexation, Section Five, under Clerk's File No. RP-2021-719186.

(5) The name and mailing address of the Association is:

a. Katy Pointe Community Association, Inc., c/o Signature Association Management,
830 S. Mason Road, Suite B-1, Katy, Texas, 77450.

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- a. Signature Association Management;
- b. 830 S. Mason Road, Suite B-1, Katy, Texas 77450;
- c. (281) 558-5002;
- d. info@signatureamlc.com

(7) The Association's website address is: www.townsq.io

(8) The following fees are charged by the Association relating to a property transfer in the subdivision:

- a. Transfer Fee: \$275.00;
- b. Assessment Quote: \$104.00;
- c. Assessment Quote Update: \$35.00;
- d. Resale Certificate Fee: \$375.00;
- e. Updated Resale Certificate Fee: \$75.00;
- f. Standard Response Time Fee: \$0.00 (no later than ten (10) business days)
- g. Rush Fee: \$75.00 (no later than five (5) business days)
- h. Expedited Fee: \$150.00 (no later than two (2) business days)
- i. Compliance Inspection Fee: \$100.00;
- j. Compliance Re-Inspection Fee: \$100.00;
- k. Lender Questionnaire: \$240.00;
- l. Capitalization Fee: One hundred percent (100%) of the then-current annual assessment.

RP-2024-370392

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the subdivision, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the subdivision, and it does not purport to identify every publicly recorded document affecting the subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 30th DAY OF AUGUST, 2024.

By: Shontele Redeaux, as agent for Katy Pointe Community Association, Inc.:

/s: *Shontele Redeaux*

STATE OF TEXAS

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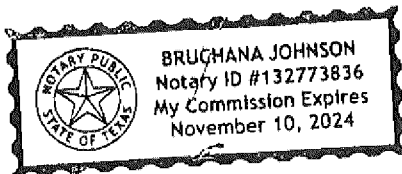
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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 30th day of August, 2024, by Shontele Redeaux, agent for Katy Pointe Community Association, Inc.

Brughana Johnson
Notary Public, State of Texas



RP-2024-370392

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Pages 4
10/07/2024 10:09 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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