

**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**

FOR

**Park and Lake Villas HOA, Inc.**

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Reflections Section 2, Partial Replat No. 2
2. Name of Association: Park and Lake Villas HOA, Inc.
3. Recording Data for the Subdivision:

Reflections Section 2, Partial Replat No. 2, according to the map or plat thereof filed under Clerk's Film Code No. 685033, in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions, & Restrictions for Park and Lake Villas, recorded under Clerk's File No. RP-2020-52230 in the real property records of Harris County, Texas.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Park and Lake Villas, recorded under Clerk's File No. RP-2023-372065 in the real property records of Harris County, Texas.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Park and Lake Villas, recorded under Clerk's File No. RP-2024-61856 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Park and Lake Villas HOA, Inc.  
c/o Action Property Management, Inc.  
11118 Cypress North Houston  
Houston, TX 77065

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Action Property Management, Inc.  
11118 Cypress North Houston  
Houston, TX 77065  
Phone: 713-686-4692  
Email: info@actionproperty.net

RP-2024-157653

7. The website address where homeowners may access the Association's dedicatory instruments:

<http://actionproperty.net/parkandlakevillas.html>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$300.00  
Resale Certificate - \$300.00  
Resale Certificate Updates - 1-14 days - \$0.00; 15-45 days - \$15.00 and 46-90 days \$40.00

Date: 5-1-24

**PARK AND LAKE VILLAS HOA, INC.**  
acting by and through its managing agent,  
Action Property Management, Inc.

By: Lee F Waldheim  
LEE F. WALDHEIM, PRESIDENT

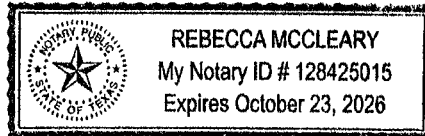
**STATE OF TEXAS** §  
§  
**COUNTY OF HARRIS** §

This instrument was acknowledged before me on May 1, 2024 by Lee F. Waldheim, President, of Action Property Management, Inc., Managing Agent for Park and Lake Villas HOA, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Rebecca McCleary  
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Action Property Management, Inc.  
11118 Cypress North Houston  
Houston, TX 77065



File No. 7342.0006;jb

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# Pages 3  
05/01/2024 04:15 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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-157653