

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE ST. CLAIR COUNCIL OF CO-OWNERS, INC.**

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THE STATE OF TEXAS           §  
   §  
COUNTIES OF HARRIS       §

The undersigned, being an Officer of The St. Clair Council of Co-Owners, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: St. Clair.
2. Name of Association: The St. Clair Council of Co-Owners, Inc.
3. Location of the Condominium: St. Clair Condominiums, 1111 Bering Drive, Houston, Texas 77057.
4. Recording Data for the Condominium Declaration:
  - a. Condominium Declaration for the St. Clair recorded under File No. H151497 in the Condominium Records of Harris County, Texas.
  - b. First Amendment to Condominium Declaration for the St. Clair recorded under File No. J017339 in the Condominium Records of Harris County, Texas.
  - c. Amendment to Condominium Declaration and By-Laws for The St. Clair Council of Co-Owners, Inc. recorded under County Clerk's File No. M362601 in the Condominium Records of Harris County, Texas.
  - d. Third Amendment to the Condominium Declaration for the St. Clair recorded under File No. RP-2018-59995 in the Condominium Records of Harris County, Texas.
  - e. Fourth Amendment to the Condominium Declaration for the St. Clair recorded under File No. RP-2018-261200 in the Condominium Records of Harris County, Texas.
  - f. Fifth Amendment to the Condominium Declaration for the St. Clair" recorded under File No. RP-2022-222471 in the Condominium Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: The St. Clair Council of Co-Owners, Inc. c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The St. Clair Council of Co-Owners, Inc. c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.

7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
9. The Association's website may be found at: https://StClair.connectresident.com
10. Fees charged by the Association upon the sale or transfer of a Unit:
- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - c. Updated Resale Certificate: \$75.00.
  - d. Transfer Fee: \$340.00.
  - e. Welcome Disclosure Package: \$26.50
  - f. Refinance Certificate Fee: \$150.00.
  - g. Rush Fee for Refinance Certificate:
    - i. 1-2 days: \$125.00.
    - ii. 3-5 days: \$75.00.
  - h. Refinance Certificate Update: \$75.00.
  - i. Refinance Transfer Fee: \$100.00.
  - j. Uniform Condo Questionnaire: \$220.00
  - k. Rush Fee for Uniform Condo Questionnaire:
    - i. 1-2 days: \$105.00.
    - ii. 3-5 days: \$55.00.
  - l. Working Capital Fee/Reserve Contribution: Two (2) months of assessments.

Executed on this the 28<sup>TH</sup> day of December 2023.

The St. Clair Council of Co-Owners, Inc., a Texas  
non-profit corporation

By: James H. Eldin, PRESIDENT  
\_\_\_\_\_, Officer

THE STATE OF TEXAS

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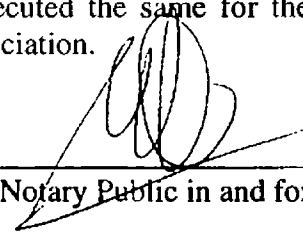
ACKNOWLEDGMENT

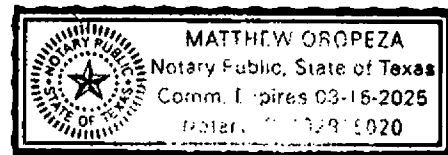
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COUNTY OF HARRIS

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BEFORE ME, the undersigned notary public, on this the 28 day of December 2023 personally appeared James Hazelbine, Officer of The St. Clair Council of Co-Owners, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

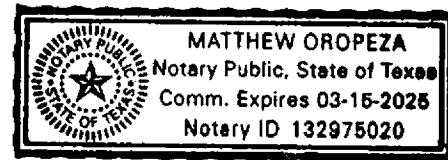
  
Notary Public in and for the State of Texas



E-RECORDED BY:

**IS** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479



RP-2023-489329  
# Pages 4  
12/29/2023 12:26 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-2023-489329