

**PARK SHADOWS HOMEOWNERS ASSOCIATION, INC
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Park Shadows Homeowners 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 Subdivision: Park Shadows Homeowners Association, INC

Name of the Association: Park Shadows Homeowners Association, INC

Recording Data for Association:

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

File No. V0414391, Vol. 496, Page 33

Recording Data for Restrictions:

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

- (a) Articles Of Incorporation, under Harris County Clerk's File No. Z457304, along with any amendments or supplements thereto;
- (b) By-Laws Amendment Regarding Audits, under Harris County Clerk's File No. RP-2018-37244, along with any amendments or supplements thereto;
- (c) Deed Restriction Enforcement And Collection Policy, under Harris County Clerk's File No. 20150555095, along with any amendments or supplements thereto;
- (d) Regulation Of Trash Containers, under Harris County Clerk's File No. 20150463518, along with any amendments or supplements thereto;
- (e) Property Owners' Association Management Certificate, under Harris County Clerk's File No. 20130635477, along with any amendments or supplements thereto;
- (f) Books And Records Production Policy, under Harris County Clerk's File No. 20110548254, along with any amendments or supplements thereto;
- (g) Regulation Of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items, And Rain Barrels, under Harris County Clerk's File No. 20110548255, along with any amendments or supplements thereto;
- (h) Payment Plan Policy, under Harris County Clerk's File No. 20110548253, along with any amendments or supplements thereto;
- (i) Records Retention Policy, under Harris County Clerk's File No. 20110548252, along with any amendments or supplements thereto;

- (j) Resolution Of The Board Of Directors For Covenants Compliance Inspection, under Harris County Clerk's File No. 20100381115, along with any amendments or supplements thereto;
- (k) First Supplemental Declaration, under Harris County Clerk's File No. W700564, along with any amendments or supplements thereto;
- (l) Declaration Of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. V414392, along with any amendments or supplements thereto;
- (m) Policy Regarding Records Retention, under Harris County Clerk's File No. RP-2022-45655, along with any amendments or supplements thereto;
- (n) Large Contract Bid Solicitation Policy, under Harris County Clerk's File No. RP-2022-45657, along with any amendments or supplements thereto;
- (o) ACC Denial and Appeal Hearing Policy, under Harris County Clerk's File No. RP-2022-45659, along with any amendments or supplements thereto;
- (p) Assessment Collection Policy, under Harris County Clerk's File No. RP-2022-45660, along with any amendments or supplements thereto;
- (q) Policy Regarding Records Inspection & Production, under Harris County Clerk's File No. RP-2022-45661, along with any amendments or supplements thereto;
- (r) Deed Restriction Hearing Policy, under Harris County Clerk's File No. RP-2022-45662, along with any amendments or supplements thereto;
- (s) Architectural Review Authority Policy and Charter, under Harris County Clerk's File No. RP-2022-45665, along with any amendments or supplements thereto;
- (t) Guidelines for Display of Certain Religious Items and Guidelines for Residential Leases and Rental Agreements, under Harris County Clerk's File No. RP-2021-490767, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Park Shadows Homeowners Association, INC
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

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

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.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: \$75.00

Resale Certificate: Starting \$520.00

Resale Certificate Update: Starting \$72.00

Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: Starting \$75.00

Transfer Fee: None Noted

Working Capitalization Fees: None Noted

Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

Executed on this the 7 day of may 2025.

Park Shadows Homeowners
Association, INC acting by and
through its managing agent, Houston
Community Management of Houston
Texas

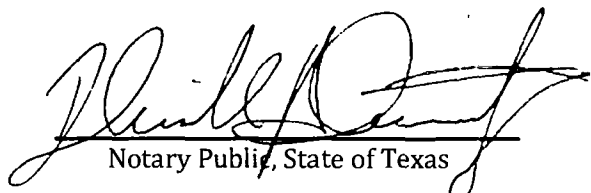

Rebecca Full, Branch President

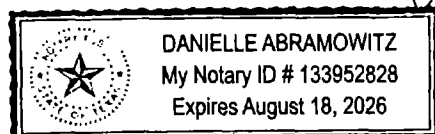
STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7 day of may, 2025 by
Rebecca Full , Branch President with Houston Community Management, the managing agent
for Park Shadows Homeowners Association, INC a Texas nonprofit corporation, on behalf of
such corporation.


Notary Public, State of Texas



When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058

RP-2025-225388

RP-2025-225388
Pages 5
06/12/2025 10:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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-2025-225388