

**AMENDED MANAGEMENT CERTIFICATE**  
*for*  
**2800 POLK AVENUE HOMEOWNERS' ASSOCIATION**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF HARRIS     §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned authorized agent of 2800 Polk Homeowners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, states as follows. This amends all prior Management Certificates filed for this association:

1. Name of Subdivision: The name of the Subdivision is 2800 Polk Avenue Townhomes.
2. Name of Association: The name of the Association is 2800 Polk Avenue Homeowners Association, Inc.
3. Recording Data for the Subdivision: Film Code No. 610002 in the Harris County Map Records
4. Recording Data for the Declaration: The Subdivision is subject to those certain deed restrictions recorded in the Real Property Records of Harris County, Texas, along with any amendments or supplements thereto as follows:
  - (a) The Declaration is under Clerk's File No. 20070463751;
  - (b) Articles of Incorporation and Bylaws; Payment Plan Policy; Mold Policy; Fining Policy; Open Records Policy; under Clerk's File No. 20070483458;
  - (c) Polk Avenue Townhomes Common Area Agreement filed under Harris County Clerk's File No. 20070235608;
  - (d) Gate Master Key Resolution filed under Harris County Clerk's File No. 20150031927.
  - (e) Additional Dedicatory Instruments for 2800 Polk Avenue Homeowners Association, Inc., filed under Harris County Clerk's File No. 20120201103:
    - a. First Amendment to By-Laws;
    - b. Records Retention Policy; and
    - c. Policy Regarding Alternative Payment Schedules.

RP-2023-304740

(f) Second Amendment to the Townhome Declaration of Covenants, Conditions and Restrictions for 2800 Polk Avenue Townhomes, filed under Harris County Clerk's File No. RP-2023-275351.

5. Name and Mailing Address for the Association:

2800 Polk Avenue Homeowners Association, Inc.  
c/o Midnight Property Group  
645 Platinum Stone Ln  
Pinehurst, TX 77362

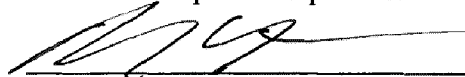
6. Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative:

Midnight Property Group  
645 Platinum Stone Ln  
Pinehurst, TX 77362  
Telephone: 832-856-4044  
Email: admin@midnightpropertygroup.com

7. The Association may be contacted through its Designated Representative by email at admin@midnightpropertygroup.com or by phone at 832-856-4044. Purchasers are directed to contact the Association prior to purchasing or transferring property in the Subdivision to obtain a resale certificate (\$125/certificate). All purchasers/transferees are subject to a transfer fee of \$300.

Executed on this 8 day of August, 2023.

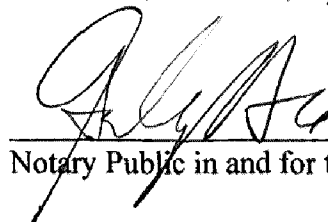
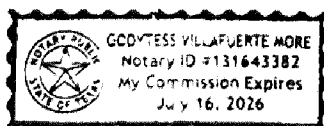
**2800 Polk Avenue Homeowner's Association Inc.**  
A Texas non-profit corporation



Blake Robison, Managing Agent

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HARRIS   §

SUBSCRIBED AND SWORN TO ME on this 8 day of August, 2023.



Notary Public in and for the State of Texas

Return to:  
**Midnight Property Group**  
645 Platinum Stone Ln  
Pinehurst, TX 77362

RP-2023-304740

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# Pages 4  
08/11/2023 08:50 AM  
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-2023-304740