

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**WASHINGTON/COLORADO TOWNHOUSE OWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

WASHINGTON/COLORADO TOWNHOUSE OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Washington/Colorado Townhouses.
- (2) The name of the association is Washington/Colorado Townhouse Owners Association, Inc.
- (3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:
  - a. Washington/Colorado Townhouses, under Clerk's File No. T845032;
  - b. Washington/Colorado Townhouses Section II, under Clerk's File No. U405675.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Washington/Colorado Townhouses, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. U134653;
  - b. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Washington/Colorado Townhouses, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. U830400;
  - c. First Supplemental Declaration of Covenants, Conditions and Restrictions for Washington/Colorado Townhouses, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. U190502;
  - d. Supplemental Declaration of Covenants, Conditions and Restrictions for Washington/Colorado Townhouses, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. U337953;
  - e. Easement, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. U275290.
  - f. Amendment to Restrictive Covenants: Short-Term Leasing, under Clerk's File No. RP-2022-322441, and RP-2023-25505;

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

Washington/Colorado Townhouse Owners Association, Inc.  
c/o FirstService Residential Houston  
2925 Briar Park, Suite 700  
Houston, Texas 77042

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

Designated Representative is:

- a. FirstService Residential Houston;
- b. 2925 Briar Park, Suite 700, Houston, Texas 77042;
- c. 1-877-253-9689;
- d. [Houston@fsresidential.com](mailto:Houston@fsresidential.com).

(7) The Association's website address is: <https://washingtoncolorado.connectresident.com>

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

Subdivision:

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$340.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, 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 or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 30 DAY OF October, 2024.

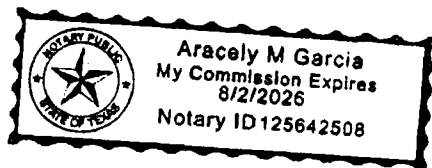
By: [Signature], Managing Agent for Washington/Colorado  
Townhouse Owners Association, Inc., on behalf of FirstService Residential Houston.

CRAG PHILLIPS  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Craig Phillips, of FirstService Residential Houston, Managing Agent for Washington/Colorado Townhouse Owners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30 day of October, 2024.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MAIA BARTEE  
Assistant General Counsel  
FirstService Residential  
14951 Dallas Pkwy Suite 600 Dallas , TX 75254

RP-2024-404152  
# Pages 4  
10/30/2024 04:00 PM  
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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