

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**VILLAS OF DOWNTOWN HOMEOWNERS' ASSOCIATION**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

VILLAS OF DOWNTOWN HOMEOWNERS' ASSOCIATION, 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 Waterhill Homes on Dallas, Section One;
- (2) the name of the Association is Villas of Downtown Homeowners' Association;
- (3) the subdivision is recorded in the Plat Records of Harris County, Texas, as follows:
  - (a) Watherhill Homes on Dallas, Section One, under Clerk's File No. Y541042;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions for Villas of Downtown, under Clerk's File No. 20070711769;
- (5) the name and mailing address of the Association is:
  - (a) Villas of Downtown Homeowners' Association c/o Preferred Management Services, PO Box 690269, Houston, Texas 77269
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) Preferred Management Services, PO Box 690269, Houston, Texas 77269
  - (b) (281) 897-8838
  - (c) [Info@preferredmgt.com](mailto:Info@preferredmgt.com)
- (7) The Association's website address is:  
  
[www.preferredmgt.com](http://www.preferredmgt.com)

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision (you may find additional information regarding packages or bundles that

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include some items listed below, as well as other items not directly related to property transfer, potentially available at discounted rates upon request to the Association's Designated Representative):

- (a) Transfer Fee - \$250.00;
- (b) Refinance/Transfer Fee - \$250.00;
- (c) Resale Certificate (TREC Form & Association Documents) - \$375.00;
  - a. Resale Certificate/TREC Form Update from 1 to 180 days - \$75.00;
  - b. Resale Certificate/TREC For 1 business days Rush Fee - \$150.00;
  - c. Resale Certificate/TREC For 3 business days Rush Fee - \$125.00;
  - d. Resale Certificate/TREC For 5 business days Rush Fee - \$100.00;
- (d) Certified Refinance Statement of Account Fee - \$150.00;
  - a. Refinance Statement of Account Update from 1 to 14 days - \$0.00;
  - b. Refinance Statement of Account Update from 15 to 90 days - \$60.00;
- (e) Certified Statement of Account - \$150.00;
  - a. Statement of Account Update from 1 to 31 days - \$25.00;
  - b. Statement of Account Update from 32 to 90 days - \$60.00;
  - c. Statement of Account 1 business days Rush Fee - \$150.00;
  - d. Statement of Account 3 business days Rush Fee - \$125.00;
  - e. Statement of Account 5 business days Rush Fee - \$100.00;
- (f) Resale Certificate (TREC Form & Association Documents) and Statement of Account Package - \$485.00
  - a. Update and Rush Fees attributable to individual items apply as listed above;
- (g) Resale Certificate (TREC Form & Association Documents), Statement of Account, and Inspection Package - \$585.00;
  - a. Update and Rush Fees attributable to individual items apply as listed above;
- (h) Rush Existing Order (\*Added to Rush Fees) - \$25.00;
- (i) Three Day Shipping Fee - \$45.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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 August, 2021.

By: Patricia Moore, on behalf of  
Preferred Management Services, AAMC., Managing Agent for  
Villas of Downtown Homeowners' Association

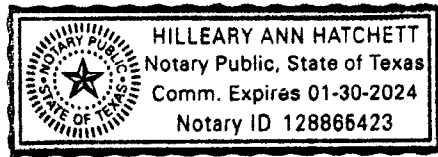
Patricia Moore  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Patricia Moore, of Preferred Management Services, AAMC Managing Agent for Villas of Downtown Homeowners' Association, 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 August, 2021.

Hilleanne Hatchett  
Notary Public, State of Texas



**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024

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# Pages 4  
09/01/2021 07:55 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

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