

**Walnut Ridge Condominium Association MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Walnut Ridge Condominium Association** (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 the Subdivision:** Walnut Ridge Condominium Association

**Name of the Association:** Walnut Ridge Condominium Association

**Recording Data for Association:**

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

Vol. 96, Page 1, File No. F931139

**Recording Data for Restrictions:**

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

- (a) Condominium Management Certificate, under Harris County Clerk's File No. 20150481424, along with any amendments or supplements thereto;
- (b) Consolidated List of Rules and Regulations Applicable To All Owners, Tenants, Residents, And Guests, under Harris County Clerk's File No. RP-2016-39167, along with any amendments or supplements thereto;
- (c) Rules and Regulations Regarding Leasing Of Units, under Harris County Clerk's File No. RP-2016-444262, along with any amendments or supplements thereto;
- (d) Policy Regarding Records Inspection & Production, under Harris County Clerk's File No. RP-2022-378250, along with any amendments or supplements thereto;
- (e) Policy Regarding Records Retention, under Harris County Clerk's File No. RP-2022-378249, along with any amendments or supplements thereto;
- (f) Appointment of Trustee, under Harris County Clerk's File No. RP-2019-107619, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Walnut Ridge Condominium Association  
c/o Houston Community Management  
17049 El Camino Real #100  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its**

**Designated Representative**

Houston Community Management  
17049 El Camino Real #100  
Houston, Texas 77058  
832-864-1200  
[customerservice@houcomm.com](mailto:customerservice@houcomm.com)

RP-2022-599160

**Website Address of the Association**  
walnutridgecondos.net

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 20 day of December 2022

Walnut Ridge Condominium Association, acting by  
and through its managing agent, Houston  
Community Management

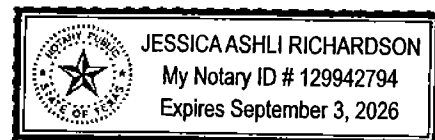
Tracy Downs  
Tracy Downs, President of Operations

STATE OF TEXAS       §  
COUNTY OF Harris   §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Walnut Ridge Condominium Association, a Texas nonprofit corporation, on behalf of such corporation.

Jessica Richardson  
Jessica Richardson  
Notary Public, State of Texas

When recorded return to:  
**Houston Community Management**  
**17049 El Camino Real #100**  
**Houston, Texas 77058**



RP-2022-599160

RP-2022-599160  
# Pages 3  
12/27/2022 08:12 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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-2022-599160