

**MANAGEMENT CERTIFICATE**  
*for*  
**HERON LAKES TOWNHOME ASSOCIATION, INC.**

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THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §

The undersigned, being the Managing Agent for Heron Lakes Townhome Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Heron Lakes Townhomes.
2. Name of Association: The name of the Association is Heron Lakes Townhome Association, Inc.
3. Recording Data for the Subdivision:
  - a. Heron Lakes Townhomes, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 457022 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions, Restrictions and Easements for Heron Lakes Town Homes.
  - b. Recording Information:
    - (1) Harris County Clerk's File No. U730121.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Heron Lakes Townhome Association, Inc. c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential Houston. Address: 2925 Briar Park, Suite 700, Houston, Texas 77042. Phone No.: 1.877.253.9689. Email Address: houston@fsresidential.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:  
<https://heronlakes.connectresident.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 340.00**
Welcome Packet Fee	\$ 26.50

\*\*Fee prior to November 15, 2023 is \$295 and will increase to \$340 effective November 15, 2023.

Executed on this 23 day of October, 2024.

**HERON LAKES TOWNHOME  
ASSOCIATION, INC.**

By: FirstService Residential, Managing Agent

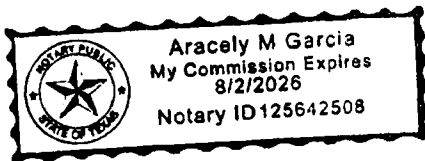


\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned notary public, on this 23 day of October 2024, personally appeared Courtney Aguilera, Market President ~~Regional Director~~ for FirstService Residential, Managing Agent for Heron Lakes Townhome Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Aracely Garcia  
Notary Public in and for the State of Texas



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

RP-2024-398804

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# Pages 4  
10/28/2024 11:01 AM  
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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