



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

KELLIWOOD PARK HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

KELLIWOOD PARK HOMEOWNERS 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 Kelliwood Park;
- (2) the name of the Association is Kelliwood Park Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:
 - (a) Kelliwood Park, under Instrument No. 20060157;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Kelliwood Park, recorded under Clerk's File No. 2006-140573;
- (5) the name and mailing address of the Association is:
 - (a) Kelliwood Park Homeowners Association, Inc., c/o FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;
 - (b) (877) 253-9689;
 - (c) houston@fsresidential.com;
- (7) The Association's website address is <https://kelliwoodpark.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) Update Resale Certificate Fee - \$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 association, as well as to perform 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 13 DAY OF December, 2023.

By: Courtney Aguilera, on behalf of
FirstService Residential Houston, Managing Agent for
Kelliwood Park Homeowners Association, Inc.

Courtney Aguilera
Print Name

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Courtney Aguilera, of FirstService Residential Houston, Managing Agent for Kelliwood Park Homeowners 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 13 day of December, 2023.

[Signature]
Notary Public, State of Texas

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

