

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PINEY POINT ESTATES HOMEOWNERS ASSOCIATION
(In Compliance with *Section 209.004 of Title 11 of the Texas Property Code*)**

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

PINEY POINT ESTATES HOMEOWNERS ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is PINEY POINT ESTATES.
2. The name of the Association is PINEY POINT ESTATES HOMEOWNERS ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) Piney Point Estates Subdivision initially comprised of 76.30 acres out of the John D. Taylor Survey of Harris County, Texas per the Map or Plat thereof filed of record in Volume 21, Pages 73 and 74 of the Map Records of Harris County, Texas.
4. The recording data for the Declaration (sometimes referred to as the Restrictions or the Deed Restrictions) for each Section of the Subdivision is as follows:

Declarations (Deed Records of Harris County, Texas):

- (i) Restrictions filed of record under County Clerk's File No. K814390 and under Film Code Nos. 063-71-0294 through 063-71-0352;
- (ii) First Amendment to the Restrictions filed of record under County Clerk's File No. S098983 and under Film Code Nos. 509-87-1369 through 509-87-1427; and
- (iii) Second Amendment to the Restrictions filed of record under County Clerk's File No. S154209 and under Film Code Nos. 510-33-3756 through 510-33-3811, all in the Real Property Records of Harris County, Texas, said Restrictions having been extended by "Extension of Restrictions" filed of record under County Clerk's File No. S154208 and under Film Code Nos. 510-33-3702 through 510-33-3755 in the Real Property Records of Harris County, Texas.

(iv) Subsequent to October 8, 1996, additional properties within the original platted Piney Point Estates Subdivision have been added to the restricted properties as the result of separately recorded Annexation Agreements.

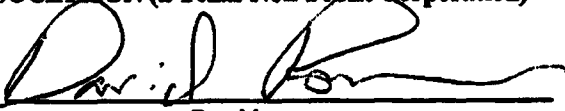
(v) Third Amendment to the Restrictions for Piney Point Estates Subdivision was signed by a proper number of property owners and filed of record on May 16, 2000, under County Clerk's File No. U392596 in the Real Property Records of Harris County, Texas.

5. The name and mailing address of the Association is: PINEY POINT ESTATES HOMEOWNERS ASSOCIATION, 25 East Shady Lane, Houston, Texas 77063.
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Judy McMahon, Treasurer, Piney Point Estates Homeowners Association, 25 East Shady Lane, Houston, Texas 77063. Her e-mail address is mcmahon66@comcast.net.
7. The Association's website is pineypointestateshome.hoaally.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$75.00 is charged, payable to Piney Point Estates Homeowners Association; b) regarding a refinance, an administrative refinance fee in the amount of \$75.00 is charged, payable to Piney Point Estates Homeowners Association; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$200.00, payable to Piney Point Estates Homeowners Association, and the fee for an updated Resale Certificate is \$75.00, payable to Piney Point Estates Homeowners Association; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting may be charged in the amount of \$75.00, payable to Piney Point Estates Homeowners Association. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors are generally held at the residence of an Association Director. The Association does not retain the services of a professional manager. The Association does not have a clubhouse or meeting room; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

(Signature and Acknowledgment are Contained on Page 3 Hereof)

SIGNED on this the 8 day of MARCH, 2022

**PINEY POINT ESTATES HOMEOWNERS
ASSOCIATION (a Texas Non-Profit Corporation)**

By: 
DAVID ROWAN, President


ACKNOWLEDGMENT

THE STATE OF TEXAS

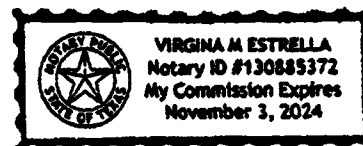
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COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 8 day of March, 2022, personally appeared DAVID ROWAN, President of PINEY POINT ESTATES HOMEOWNERS ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Piney Point Estates Homeowners Association
25 East Shady Lane
Houston, Texas 77063
Telephone No. (713) 784-5954



Piney Point Estates Homeowners Association - Management Certificate

RP-2022-287166
Pages 4
06/01/2022 04:28 PM
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

RP-2022-287166