

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

1. The name of the subdivision is Wellman Manor
2. The name of the association is Wellman Manor Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

Wellman Manor a subdivision in Montgomery County, Texas according to the map or plat thereof filed under Clerk's File 2015073414, Official Public Records of Real Property of Montgomery County, Texas, and recorded in Clerk's Film Code No. 3565-3566, Map Records of Montgomery County, Texas.
4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for Wellman Manor, filed under Clerk's File No. 2016056470, Official Public Records of Real Property of Montgomery County, Texas, as amended by instruments filed under Clerk's File No. 2020033891, Official Public Records of Real Property of Montgomery County, Texas, as amended.
5. The name and mailing address of the association are:

Wellman Manor Community Association Inc.,
c/o King Property Management
720 N. Post Oak Road, Suite 300
Houston, Texas 77024
kpm@kpmtx.com
www.kpmtx.com
6. The name and mailing address of the person managing the association or the association's designated representative are:

Wellman Manor Community Association Inc.,
c/o King Property Management
Attn: Eddie Parise
720 N. Post Oak Road, Suite 300
Houston, Texas 77024
P: 713-956-1995
kpm@kpmtx.com
www.kpmtx.com
7. This management certificate is prepared and filed solely to provide contact information for the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
8. Fees: The following fees may be applicable upon sale or refinance of a home or lot:
Transfer Fee: \$200 – Due upon sale of a lot or home
Resale Certificate Fee: \$150 – Due upon refinance of a lot or home
Capitalization Fee: Up to 100% of the Annual Assessment – due upon sale of a home or lot.

9. This management certificate supersedes and replaces all previously executed and/or filed management certificates as to the association and the subdivision as above described. This management certificate is effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Montgomery County, Texas.

SIGNED this 14th day of October 2021.

Wellman Manor Community Association Inc.,
a Texas nonprofit corporation,

By: LiLep, LLC, a Texas limited liability company,
d/b/a KING PROPERTY MANAGEMENT,
its Manager

Name: Eddie Parise, President



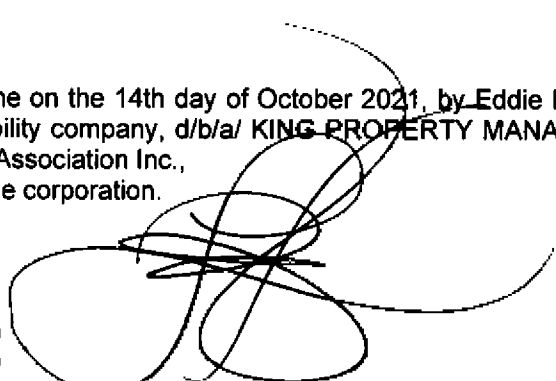
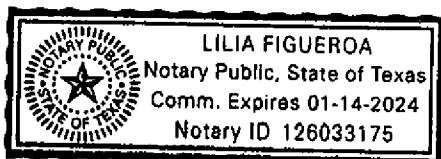
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 14th day of October 2021, by Eddie Parise, as the President of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT, as the Manager of Wellman Manor Community Association Inc., a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]



Notary Public, State of Texas

Printed Name: Lilia Figueroa

PLEASE FILE AND RETURN TO:
King Property Management
720 N. Post Oak, Suite 300
Houston, Texas 77024

E-FILED FOR RECORD

10/19/2021 12:27PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

10/19/2021



County Clerk
Montgomery County, Texas