

**MANAGEMENT CERTIFICATE FOR THE STANFORD CONDOMINIUM OWNERS  
ASSOCIATION, INC.**

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THE STATE OF TEXAS       §

§

COUNTY OF HARRIS       §

The undersigned, being the President of The Stanford Condominium Owners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. **Name of Condominium:** The name of the Condominium is Stanford Lofts.
2. **Name of Association:** The name of the Association is The Stanford Condominium Owners Association, Inc.
3. **Location of the Condominium and Recording Data for the Condominium and Declaration:**
  - a. Stanford Lofts is located at 505 Bastrop St., Houston, Texas 77003
  - b. Amended and Restated Condominium Declaration for The Stanford, a Condominium, recorded under Volume 179, Page 141 in the Condominium Records of Harris County, Texas.
  - c. First Amendment to the Condominium Declaration for The Stanford, a Condominium, recorded under Volume 181, Page 140 in the Condominium Records of Harris County, Texas.
  - d. Second Amendment to, and Restatement of, the Condominium Declaration for The Stanford, a Condominium, recorded under Volume, Page 210 in the Condominium Records of Harris County, Texas.
  - e. Third Amendment to the First Amendment to the Condominium Declaration for The Stanford, a Condominium, recorded under Film Code No. 215661 in the Condominium Records of Harris County, Texas.
4. **Name and Mailing Address of the Association:** The name and mailing address of the Association is The Stanford Condominium Owners Association, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr. Suite 103, Kingwood, Texas 77339.
5. **Name and Mailing Address of Person Managing the Association or Its Designated Representative:** The name and mailing address of the designated representative of the Association is The Stanford Condominium Owners Association, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr. Suite 103, Kingwood, Texas 77339.
6. **Telephone Number to Contact the Association:** The telephone number to contact The Stanford Condominium Owners Association, Inc. c/o Prestige Association Management Group Corporation (281) 607-7701.
7. **Email Address to Contact the Association:** [sarahe@pamgtx.com](mailto:sarahe@pamgtx.com)
8. **The Association's website may be found at:** [https://frontsteps.cloud/CaliberWeb2\\_Prestige](https://frontsteps.cloud/CaliberWeb2_Prestige) and [www.pamgtx.com](http://www.pamgtx.com)

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9. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed with 3 days.
- c. Updated Certificate: after 30 days of issuance of the original \$200.00.
- d. Certified Statement of Account \$50 and transfer Fee \$200.00.
- e. Refinance Statement of Account \$50 and transfer fee \$200.00.
- f. Mandatory New Owner Packet fee not to exceed \$150.00.
- g. Refundable moving deposit of \$300.00 must be delivered to the management company three (3) business days prior to the scheduled move.

Executed on this the 20 day of December, 2024

The Stanford Condominium Owners Association, Inc.

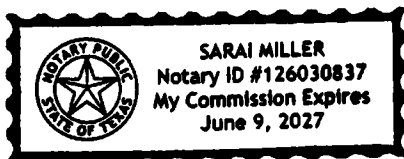
Karen Taylor  
Karen Taylor, President

STATE OF TEXAS §

§ ACKNOWLEDGMENT

COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 20 day of December, 2024 personally appeared Karen Taylor, President of The Stanford Condominium Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Sarai Miller  
Notary Public in and for the State of Texas

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# Pages 3  
02/25/2025 10:42 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

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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