

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

STATE OF TEXAS     §  
COUNTY OF HARRIS   §

1.     The name of the subdivision is Woodbury Manors.
2.     The name of the association is Woodbury Manors Community Association, Inc., a Texas nonprofit corporation.
- 3.
4.     The recording data for the subdivision is:  
  
Woodbury Manors Community Association, Inc., a subdivision in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. X862192, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 564171, Map Records of Harris County, Texas.
5.     The recording data for the declaration is:  
  
Declaration of Covenants, Conditions, Restrictions and Easements for Woodbury Manors Community Association, Inc., filed on August 27, 2004 under Clerk's File No. X875131, Official Public Records of Real Property of Harris County, Texas, as amended by instruments filed on August 10, 2005 and November 21, 2008, respectively, under Clerk's File No. Y681309 and 20080571863, Official Public Records of Real Property of Harris County, Texas.
6.     The name and mailing address of the association are:  
  
Woodbury Manors Community Association, Inc.  
c/o King Property Management  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024  
kpm@kpmtx.com  
www.kpmtx.com
7.     The name and mailing address of the person managing the association or the association's designated representative are:  
  
Woodbury Manors Community Association, Inc.  
King Property Management  
Attn: Manager, Eddie Parise  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024  
P: 713-956-1995  
kpm@kpmtx.com  
www.kpmtx.com
8.     Other information:
  - A.     The subdivision is located in Houston, Harris County, Texas 77030.
  - B.     The association is commonly known as Woodbury Manors Community Association, Inc.
  - C.     The subdivision is commonly known as Woodbury Manors.

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- D. 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, effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Harris County, Texas.

SIGNED this 15th day of October 2021.

Woodbury Manors Community Association, Inc.,  
a Texas nonprofit corporation

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

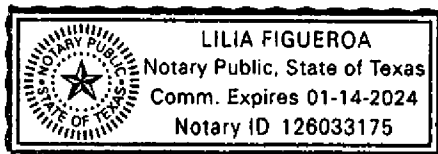
Name: Eddie Parise, President

*E Parise*

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 15th day of October 2021, by Eddie Parise, as the President of LiLep, LLC, a Texas limited liability company, d/b/a/ of KING PROPERTY MANAGEMENT, on behalf of the company in its capacity as the managing agent of Woodbury Manors Community Association, Inc., a Texas nonprofit corporation, on behalf of the said corporation.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas  
Print Name: Lilia Figueroa

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

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# Pages 3  
10/19/2021 08:49 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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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