

EL FENICE PROPERTY OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for El Fenice Property Owners Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "***Association***"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is El Fenice.
2. Name of Association: The name of the Association is El Fenice Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. El Fenice, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 697014 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for El Fenice.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. RP-2025-190786.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is El Fenice Property Owners Association, Inc. c/o Midtown Management Corporation, 2525 Robinhood Street, Suite 111, Houston, Texas 77005.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sonya Bradley c/o Midtown Management Corporation. Address: 2525 Robinhood Street, Suite 111, Houston, Texas 77005. Phone No.: 713-489-4901. Email Address: info@midtownmgmt.com.
7. The Association's Dedicatory Instruments are Available to Member's Online at: <https://edge.cincwebaxis.com/>.
8. The Amount and Description of the Fees and other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$320.00
Refinance Fee	\$160.00
Capitalization Fee [Declaration Article XIV, Section D]	Each purchaser of a lot, other than Declarant, must pay a Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment rate. The Capitalization Fee for 2025 is \$600. For future years, the Capitalization Fee must be verified with the Association.

Executed on this 3rd day of June, 2025.

EL FENICE PROPERTY OWNERS
ASSOCIATION, INC.

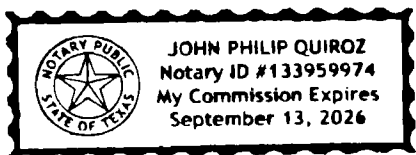
By: Midtown Management Corporation,
Managing Agent

By: [Signature]
Printed: Smya Bradley
Its: Association Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

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§
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BEFORE ME, the undersigned notary public, on this 3rd day of June, 2025 personally appeared Smya Bradley, the Association Manager of Midtown Management Corporation, Managing Agent for El Fenice Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

RP-2025-213188
Pages 3
06/04/2025 09:15 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

RP-2025-213188