

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

1. The name of the subdivision is Villas at Spring Shadows
2. The name of the association is Villas at Spring Shadows Residential Community Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

Villas at Spring Shadows a subdivision in Harris County, Texas according to the map or plat thereof filed under Clerk's File RP-2016-380882, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 679302, Map Records of Harris County, Texas.

4. The recording data for the declaration is:

[Insert exact name of declaration-do not list any other documents; example: Declaration of Covenants, Conditions, Restrictions and Easements for Villas at Spring Shadows Residential Community Inc., filed under Clerk's File No. RP-2017-158981, Official Public Records of Real Property of Harris County, Texas, as amended.]

5. The name and mailing address of the association are:

Villas at Spring Shadows Residential Community 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:

Villas at Spring Shadows Residential Community 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 Harris County, Texas.

SIGNED this 14th day of October, 2021.

Villas at Spring Shadows Residential Community 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



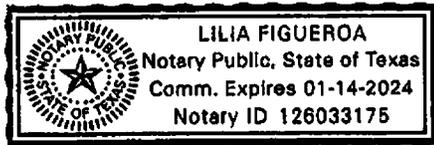
**ACKNOWLEDGMENT**

STATE OF TEXAS §

COUNTY OF HARRIS §

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 Villas at Spring Shadows Residential Community 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

RP-2022-299581

RP-2022-299581  
# Pages 3  
06/08/2022 02:17 PM  
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

RP-2022-299581