

FILE COPY

MANAGEMENT CERTIFICATE for
MORNINGSIDE PLACE, SECTION 1, HOMEOWNERS ASSOCIATION, INC.

Pursuant to Section 209.004 of the Texas Property Code, the Morningside Place, Section 1, Homeowners Association, Inc. (the "Association") hereby files the following Management Certificate.

1. Name of the Subdivision:

Morningside Place, Section 1

2. Name of the Property Owners Association:

Morningside Place, Section 1, Homeowners Association, Inc.

3. Recording Data for the Subdivision:

Morningside Place, Section One, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Clerk's File No. J7422326 of the Map Records of Harris County, Texas

4. Recording Data for the Declaration:

Amendment to Declaration of Covenants, Conditions and Restrictions for Morningside Place, recorded under Clerk's File No. N609721 of the Real Property Records of Harris County, Texas

Declaration of Covenants, Conditions and Restrictions for Morningside Place, recorded under Clerk's File No. U879589 of the Real Property Records of Harris County, Texas

5. Name and Mailing Address of the Association:

Morningside Place, Section 1, Homeowners Association, Inc.
c/o APC Property Management
7676 Hillmont St, Ste 200
Houston, Texas 77040

6. Name & Mailing Address of Designated Representative for the Association:

APC Property Management
Managing Agent for the Association
7676 Hillmont St, Ste 200
Houston, Texas 77040
(713) 402-9056 telephone
accounting@apcmgmt.com

7. Internet Website Address for accessing Association's Dedicatory Instruments:

www.morningsideplace1hoa.com

RP-2021-484896

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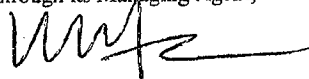
8. Fees Charged by the Association Relating to a Property Transfer in the Subdivision:

Resale certificate	\$ 200.00
Updated Resale Certificate	\$ 100.00
Certified Statement of Account (Transfer Fee)	\$ 200.00
Homeowner Statement Fee	\$ 50.00
Mortgage Questionnaires	\$ 50.00-100.00
Future year's assessments collected on closing which happens in previous year October through December	\$ varies

Disclaimer: This management certificate does not purport to include every piece of recorded information about the Association nor does state law require that such a comprehensive catalog of dedicatory instruments appear in this certificate. The purpose of the management certificate is to identify the Association and relevant contact information for same in observance and compliance with Texas Property Code Section 209.004.

EXECUTED ON this 24 day of August, 2021.

Morningside Place, Section 1, Homeowners Association, Inc.,
Acting by and through its Managing Agent,



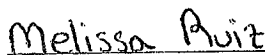
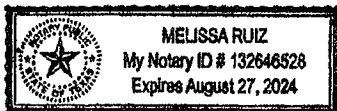
Tara Fase
APC Property Management

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 24 day of August, 2021, by Tara Fase, Managing Agent for the Morningside Place, Section 1, Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.



Notary Public, State of Texas

After recording, please return to:

APC Property Management
7676 Hillmont St, Ste 200
Houston, Texas 77040

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Pages 3
08/25/2021 12:29 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

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