

**AUDUBON GROVE COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Audubon Grove Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Audubon Grove at Springwoods Village Section One (1).

**Name of the Association:** Audubon Grove Community Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Audubon Grove at Springwoods Village, Section One (1), recorded under Volume 656, Page 057, in the Real Property Records of Harris County, Texas along with any amendments to, replats or supplements thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Audubon Grove at Springwoods Village, under Clerk's File No. 20130233118;
- (b) Affidavit of Correction to the Declaration of Covenants, Conditions and Restrictions for Audubon Grove at Springwoods Village, under Clerk's File No. 20130346070;
- (c) First Amendment to Declaration of Covenants, Conditions and Restrictions for Audubon Grove at Springwoods Village, under Clerk's File No. 20140163604;
- (d) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Audubon Grove at Springwoods Village, under Clerk's File No. 20140334293;
- (e) Bylaws of the Audubon Grove Community Association, Inc., under Clerk's File No. 20130233119,
- (f) Affidavit of Correction to the Bylaws of the Audubon Grove Community Association, Inc., under Clerk's File No. 20130346071;
- (g) Affidavit of Correction to the Certificate of Filing of the Audubon Grove Community Association, Inc., under Clerk's File No. 20130346071;
- (h) Affidavit of Correction to the Certificate of Formation of the Audubon Grove Community Association, Inc., under Clerk's File No. 20130346071;
- (i) Violation Resolution for the Audubon Grove at Springwoods Village Homeowners' Association, Inc., under Clerk's File No. 20140048673;
- (j) Records Retention Policy for the Audubon Grove at Springwoods Village Homeowners' Association, Inc., under Clerk's File No. 20140048673;
- (k) Records Inspection Policy for the Audubon Grove at Springwoods Village Homeowners' Association, Inc., under Clerk's File No. 20140048673;
- (l) Payment Plan Policy for the Audubon Grove at Springwoods Village Homeowners' Association, Inc., under Clerk's File No. 20140048673;
- (m) Membership Voting Policy for the Audubon Grove at Springwoods Village Homeowners' Association, Inc., under Clerk's File No. 20140048673;
- (n) E-mail Registration Policy for the Audubon Grove at Springwoods Village Homeowners' Association, Inc., under Clerk's File No. 20140048673;
- (o) Collection Policy for the Audubon Grove at Springwoods Village Homeowners' Association, Inc., under Clerk's File No. 20140048673;

- (p) Architectural Guidelines for the Audubon Grove at Springwoods Village Homeowners' Association, Inc., under Clerk's File No. 20140048673;
- (q) Audubon Grove Builder Guidelines, under Clerk's File No. 20140048673;
- (r) Certificate of Filing of Audubon Grove Community Association, Inc., under Clerk's File No. 20140048673;
- (s) Certificate of Formation of Audubon Grove Community Association, Inc., under Clerk's File No. 20140048673;
- (t) Audubon Grove Community Association, Inc. Legislative Policy Manual, under Clerk's File No. RP-2017-77639;
- (u) Audubon Grove Community Association, Inc. Board Resolution Establishing a Fine Policy, under Clerk's File No. RP-2018-27240;
- (v) Amendment to the Bylaws of Audubon Grove Community Association, Inc., under Clerk's File No. RP-2018-464099.
- (w) Audubon Grove Community Association, Inc. Rules and Regulations Regarding Commercial Vehicles, under Clerk's File No. RP-2019-410608;
- (x) Audubon Grove Community Association, Inc., Board Resolution Establishing Flag Guidelines, under Clerk's File No. RP-2020-269733.

**Name and Mailing Address for Association**

Audubon Grove Community Association, Inc.  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

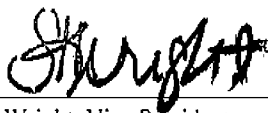
**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 11<sup>th</sup> day of January, 2022

RP-2022-42824

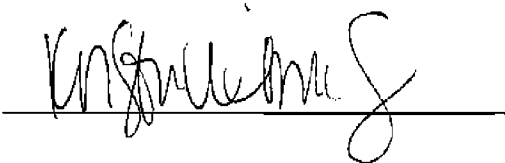
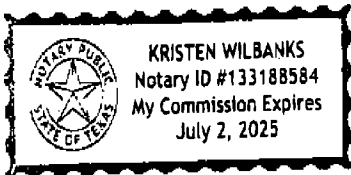
Audubon Grove Community Association, Inc., acting by and through its managing agent, Principal Management Group of Houston



Surina Wright, Vice President

STATE OF TEXAS        §  
                                     § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright, Vice President with Principal Management Group of Houston, the managing agent for Audubon Grove Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

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# Pages 4  
01/25/2022 10:24 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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