

**CONDOMINIUM MANAGEMENT CERTIFICATE  
(TEX. PROP. CODE SECTION 82.116)  
FOR  
MEMORIAL LOFTS HOMEOWNERS ASSOCIATION**

This Management Certificate is executed and recorded pursuant to §82.116 of the TEXAS PROPERTY CODE as follows:

1. The name of the Condominium is: MEMORIAL COVE LOFTS.
2. The name of the Association is: MEMORIAL LOFTS HOMEOWNERS ASSOCIATION, a Texas non-profit corporation.
3. The location of the Condominium is 6007 Memorial Drive, Houston, TX 77007.
4. The recording data for the Declaration and any and all amendments to the Declaration is/are:

Declaration of Memorial Cove Lofts, recorded under Film Code No. 180004 of the Condominium Records of Harris County, Texas; and amended by those certain instruments recorded under Film Code 199193, Film Code 208254, and Film Code No. 208296, all of the Condominium Records of Harris County, Texas.

5. The mailing address of the Association is:

Memorial Lofts Homeowners Association  
c/o Leyendecker Management Services, Inc.  
10375 Richmond Avenue, Suite 1350  
Houston, TX 77042

The mailing address of the person or entity managing the Association is:

Leyendecker Management Services, Inc.  
10375 Richmond Avenue, Suite 1350  
Houston, TX 77042  
Telephone: 713-975-6600  
Email: [kwilkinson@leyendeckergroup.com](mailto:kwilkinson@leyendeckergroup.com)

6. Other Information:

The website address of the internet website where the dedicatory instruments of the Association are available: [www.leyendeckergroup.com](http://www.leyendeckergroup.com)

7. The following fees are charged by the Association relating to a property transfer in the condominium:
  - a. Ownership Transfer Fee: \$250.00 each
  - b. Resale Certificate Fee: \$350.00 each for 3 business day turnaround or \$375.00 each for 1 business day turnaround
  - c. Refinance Fee: \$200.00 each
  - d. Mortgage Questionnaire Fee: \$300.00 each

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

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.

Dated this 20<sup>th</sup> day of November, 2025.

**MEMORIAL LOFTS HOMEOWNERS ASSOCIATION**, a Texas non-profit corporation

By: *Philip W. Heine*  
(signature)

Philip W. Heine  
(name printed)

Its: President, Memorial Lofts Homeowners Association  
(title/position)

STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 20<sup>th</sup> day of November, 2025, by Philip W. Heine, President of **MEMORIAL LOFTS HOMEOWNERS ASSOCIATION**, a Texas non-profit corporation, on behalf of such corporation.



*AQSA DURRANI*  
Notary Public in and for  
the State of Texas

RP-2025-463564  
# Pages 3  
11/21/2025 03:46 PM  
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-2025-463564