

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
UPSIDE HOMEOWNERS ASSOCIATION INC**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of **UPSIDE HOMEOWNERS ASSOCIATION INC** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision(s):

The name of the Subdivision(s) are as follows:
Upside Wheatley

2. Name of Association:

The name of the Association is Upside Homeowners Association Inc

3. Recording Data for the Subdivision(s):

The recording data for the Subdivision is:

UPSIDE WHEATLEY, an addition to the City of Houston, as described in the map or plat thereof recorded under HARRIS County Clerk's **Plat Map File Number RP-2022-440408 & Film Code 700745** in the Official Public Records of HARRIS County, Texas, together with any additions or supplements thereto.

4. Recording Data for the Declaration(s):

The recording data for the Declaration is as follows:

The Declaration of Covenants, Conditions, and Restrictions for Upside Homeowners Association Inc, is recorded under HARRIS County Clerk's **RP-2024-360166**, in the real property records of HARRIS County, Texas

5. Association Information:

The contact information for the association is as follows:

Upside Homeowners Association Inc
c/o Beacon Residential Management, LLC
12818 Willow Centre Dr. Ste. B
Houston, TX 77066
Office Telephone: (713) 466-1204

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative:

Michelle Toler, Community Association Manager
Upside Homeowners Association Inc
c/o Beacon Residential Management
12818 Willow Centre Dr. Ste B

Houston, TX 77066
Office Telephone: (713) 466-1204
Email Address: resale@brmtexas.com or manager@brmtexas.com

7. **Fees Related to Property Transfer:**

Resale Certificate: **\$150.00**

Transfer Fee: **\$150.00**

Refinance Fee: **\$65.00**

Statement Processing Fee: **\$65.00**

Rush Fees: **\$65.00 for 5 days, \$115.00 for 3 days, and \$165.00 for 1 day**

8. **Association Website:**

<https://portal.brmtexas.com/?c=UPHA>

9. **Other Optional Information:**

Management Company Website:

<https://brmtexas.com/>

Executed this the 20th day of May, 2025.

UPSIDE HOMEOWNERS ASSOCIATION INC

By: Beacon Residential Management, LLC
Managing Agent

By: 

Printed: Michelle Toler

Title: Managing Agent

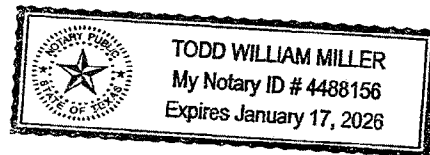
Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this the 20th day of May, 2025, by Michelle Toler, Association Manager of UPSIDE HOMEOWNERS ASSOCIATION INC, a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2025-271034
Pages 4
07/14/2025 11:33 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2025-271034