

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE 1400 HERMANN COUNCIL OF CO-OWNERS**

THE STATE OF TEXAS §
 §
COUNTIES OF HARRIS §

The undersigned, being an Officer of The 1400 Hermann Council of Co-Owners, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: 1400 Hermann.
2. Name of Association: The 1400 Hermann Council of Co-Owners
3. Location of the Condominium: 1400 Hermann Condominiums, 1400 Hermann, Houston, Texas 77004.
4. Recording Data for the Condominium Declaration:
 - a. The Condominium Declaration for 1400 Hermann recorded February 7, 1977 under Clerk's File No. F036741 in the Official Public Records of Harris County, Texas.
 - b. Amendment to the Condominium Declaration of 1400 Hermann reducing the size of Commercial Unit II and making a portion of such unit Common Element, recorded on June 14, 1978 under County Clerk's File No. F639554 in the Official Public Records of Real Property of Harris County, Texas.
 - c. Amendment to the Condominium Declaration of 1400 Hermann converting commercial units one and two into residential units, recorded on November 2, 1979 under County Clerk's File No. G308040 in the Official Public Records of Real Property of Harris County, Texas.
 - d. Amended and Restated Condominium Declaration for 1400 Hermann, recorded on September 23, 1980 under County Clerk's File No. G686580 in the Official Public Records of Real Property of Harris County, Texas.
 - e. Amendment to Condominium Declaration for 1400 Hermann to Reflect Subdivision of an Expanded Unit into a Standard Unit and Reconstruction of a Modified Unit into a Standard Unit, recorded on November 4, 1983 under County Clerk's File No. J222083 in the Official Public Records of Real Property of Harris County, Texas.
 - f. Certificate of Approval by Homeowners of Amendment to the Condominium Declaration, recorded on August 1, 1985 under County Clerk's File No. K137287 in the Official Public Records of Real Property of Harris County, Texas.
 - g. Amendment to Condominium Declaration for 1400 Hermann to Reflect Subdivision of an Expanded Unit into One Standard Unit and One Combined

Unit, recorded on January 30, 1991 under County Clerk's File No. M997261 in the Official Public Records of Real Property of Harris County, Texas.

- h. Amendment to Condominium Declaration for 1400 Hermann to Reflect the Joinder of Two Standard Units into One Combined Unit, recorded on January 22, 1992 under County Clerk's File No. N507989 in the Official Public Records of Real Property of Harris County, Texas.
- i. Amendment to Condominium Declaration for 1400 Hermann Reflecting Subdivision of Units 11-D and 11-E, recorded on February 27, 1992 under County Clerk's File No. N554345 in the Official Public Records of Real Property of Harris County, Texas.
- j. Amendment of Condominium Declaration for 1400 Hermann Reflecting Subdivision of Units 11-D and 11-E, recorded on March 11, 1992 under County Clerk's File No. N574726 in the Official Public Records of Real Property of Harris County, Texas.
- k. Amendment to Condominium Declaration for 1400 Hermann to Reflect the Combining of Two Adjacent Standard Units into One Combined Unit, recorded on July 22, 1993 under County Clerk's File No. P352729 in the Official Public Records of Real Property of Harris County, Texas.
- l. Amendment to Condominium Declaration for 1400 Hermann Reflecting Subdivision of Unit 5D/E, recorded on September 18, 1995 under County Clerk's File No. R583151 in the Official Public Records of Real Property of Harris County, Texas.
- m. Amendment to Condominium Declaration for 1400 Hermann Reflecting Subdivision of Units 5D/E and Correction to Unit 5C, recorded on October 20, 1995 under County Clerk's File No. R632289 in the Official Public Records of Real Property of Harris County, Texas.
- n. Amendment to Condominium Declaration for 1400 Hermann Reflecting Subdivision of Units 15E and 15F, recorded on September 30, 1998 under County Clerk's File No. T294674 in the Official Public Records of Real Property of Harris County, Texas.
- o. Amendment to Condominium Declaration for 1400 Hermann to Permit the Pledge of Future Assessments as Collateral, recorded on August 31, 2000 under County Clerk's File No. U596724 in the Official Public Records of Real Property of Harris County, Texas.
- p. Amendment to Condominium Declaration for 1400 Hermann to Reflect the Joinder of One Modified and One Efficiency Unit into One Combined Unit, recorded on September 20, 2000 under County Clerk's File No. U633633 in the Official Public Records of Real Property of Harris County, Texas.
- q. Amendment to Condominium Declaration for 1400 Hermann to Reflect the Joinder of One Modified and One Efficiency Unit into One Combined Unit, recorded on April 6, 2001 under County Clerk's File No. U974700 in the Official Public Records of Real Property of Harris County, Texas.
- r. Amendment to Condominium Declaration for 1400 Hermann Reflecting the Subdivision of Unit 10AH, recorded on October 27, 2004 under County Clerk's File No. Y018984 in the Official Public Records of Real Property of Harris County, Texas.
- s. Amendment to Condominium Declaration for 1400 Hermann Converting Unit 110 into Common Area, recorded on May 1, 2015 under County Clerk's File No.

20150184349 in the Official Public Records of Real Property of Harris County, Texas.

- t. Amendment to Condominium Declaration for 1400 Hermann Increasing Council Assessment and Spending Authority, recorded on May 1, 2015 under County Clerk's File No. 20150184350 in the Official Public Records of Real Property of Harris County, Texas.
 - u. Amendment to Declaration for 1400 Hermann Combining Unit 14A and Unit 14H, recorded on July 27, 2016 under County Clerk's File No. RP-2016-328324 in the Official Public Records of Real Property of Harris County, Texas.
 - v. Amendment to Declaration for 1400 Hermann Combining Units 7E and 7F, recorded on October 2, 2018 under County Clerk's File No. RP-2018-450192 in the Official Public Records of Real Property of Harris County, Texas.
 - w. Amendment To Condominium Declaration For 1400 Hermann Reflecting Subdivision of Units 15C and 15D recorded on October 16, 2018 under County Clerk's File No. RP-2018-47328 in the Official Public Records of Real Property of Harris County, Texas.
 - x. Amendment to Declaration for 1400 Hermann recorded on February 6, 2020 under County Clerk's File No. RP-2020-55432 in the Official Public Records of Real Property of Harris County, Texas.
 - y. Amendment to Condominium Declaration for 1400 Hermann Reflecting the Subdivision of One Combined Unit 6AB Into The Prior Modified Unit 6B and the Prior Efficiency Unit 6A recorded on December 18, 2020 under County Clerk's File No. RP-2020-623366 in the Official Public Records of Real Property of Harris County, Texas.
 - z. Amendment to Declaration for 1400 Hermann Reflecting the Re-Subdivision of Units 5A and 5H, recorded on June 28, 2023 under County Clerk's File No. RP-2023-239419 in the Official Public Records of Real Property of Harris County, Texas.
5. Name and Mailing Address of the Association is: The 1400 Hermann Council of Co-Owners c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: The 1400 Hermann Council of Co-Owners c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website may be found at: <https://1400Hermann.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of a Unit:

Transfer Fee: \$340.00

Welcome Disclosure Package: \$26.50

Resale Certificate: \$375.00 (6-10 days); \$450.00 (3-5 days), \$500.00 (1-2 days)

Refinance Certificate: \$150.00 (6-10 days)

Resale/Refinance Certificate Update: \$75.00 (3-5 days)

Refinance Transfer Fee: \$100.00

Uniform Condo Questionnaire: \$220.00 (6-10 days); \$275.00 (3-5 days), \$325.00 (1-2 days)

Lender Form Questionnaire: \$350.00 (6-10 days)

Executed on this the 19th day of March 2024.

The 1400 Hermann Council of Co-Owners, a Texas
non-profit corporation

By: Robert LeBlanc
President, Officer

THE STATE OF TEXAS

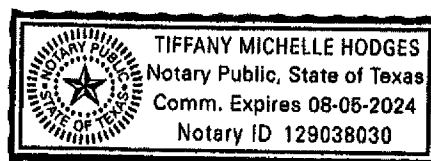
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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 19th day of March 2024
personally appeared Robert LeBlanc, Officer of The 1400 Hermann
Council of Co-Owners, known to me to be the person whose name is subscribed to the foregoing
instrument, and acknowledged to me that s/he executed the same for the purpose and in the
capacity therein expressed and on behalf of the Association.

Tiffany M. Hodges
Notary Public in and for the State of Texas



RP-2024-100232
Pages 5
03/21/2024 01:59 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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-2024-100232