

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SYDNOR STREET TOWNHOMES ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Manager of Sydnor Street Townhomes Association, Inc., 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 Sydnor Street Townhomes Association, Inc.:

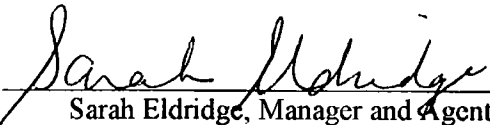
1. **Name of Subdivision:** Sydnor Street Townhomes.
2. **Name of Association:** Sydnor Street Townhomes Association, Inc.
3. **Recording Data for the Subdivision:**
 - a) Lots One (1) through Thirty (30) in Block One (1) of Sydnor Street Townhomes, a Subdivision of 1.349 Acres of Land, being a Replat of Unrestricted Reserve "A", Block I of Swiney Center as recorded in Volume 388, Page 14 of the Harris County Map Records being situated in the Samuel M. Harris One-Third League, Abstract No. 327, City of Houston, Harris County, Texas.
4. **Recording Data for the Declaration:**
 - a) Declaration of Covenants, Conditions and Restrictions for Sydnor Street Townhomes Association, recorded under Clerk's File Number 20070578916, in the Official Public Records of Real Property of Harris County, Texas.
5. **Name and Mailing Address of the Association is:** Sydnor Street Townhomes Association, Inc., c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339.
6. **Name and Mailing Address of Person Managing the Association or Its Designated Representative is:** Sydnor Street Townhomes Association, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339.
7. **Telephone Number to Contact the Association is:** Sydnor Street Townhomes Association, Inc. c/o Prestige Association Management Group Corporation (281) 607-7701.
8. **Email Address to Contact the Association:** sarahe@pamgtx.com

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9. The Association's website may be found at:
<https://frontsteps.cloud/CaliberWeb2> Prestige and
www.pamgtx.com
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
 - b. Rush Fee: \$100.00 if needed within 24 hours; \$50.00 if needed within three (3) days.
 - c. Updated Certificate: after 30 days of issuance of the original \$200.00.
 - d. Transfer Fee, including a statement of account: \$250.00.
 - e. Refinance Statement of Account \$50 and refinance transfer Fee \$200.00.
 - f. Mandatory New Owner Packet Fee not to exceed \$150.00.

Executed on this the 23 day of October 2024.

SYDNOR STREET TOWNHOMES
ASSOCIATION, INC.

By: 
Sarah Eldridge, Manager and Agent

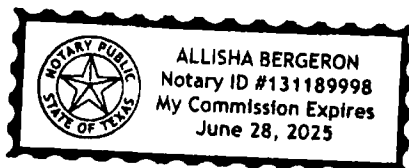
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 23 day of October, 2024, personally appeared Sarah Eldridge, Manager and Agent of Sydnor Street Townhomes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.




Notary Public in and for the State of Texas

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Pages 3
11/01/2024 01:34 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

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