

MANAGEMENT CERTIFICATE
PHANTURN, INC.

Phanturn, Inc., a Texas non-profit corporation and a property owners' association, hereby files this Management Certificate as required by Texas Property Code Section 209.004:

1. The name of the subdivision is Phanturn.
2. The name of the association is Phanturn, Inc.
3. The recording data for the subdivision is:

Phanturn, a subdivision located in Harris County, Texas, according to the map or plat thereof recorded in Volume 188, Page 96, of the Map Records of Harris County, Texas.

4. The recording data for the Declaration and amendments to the Declaration is:

Restrictions of Phanturn, recorded on April 24, 1972, under Clerk's File No. D574317, Official Public Records of Real Property of Harris County, Texas;

Amendment to Restrictions of Phanturn, recorded on October 1, 2003, under Clerk's File No. X072153, Official Public Records of Real Property of Harris County, Texas;

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Phanturn, recorded October 26, 2012 under Clerks File No. 20120498767, Official Public Records of Real Property of Harris County, Texas; and

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Phanturn, recorded on December 7, 2012 under Clerk's File No. 20120566332, Official Public Records of Real Property of Harris County, Texas.

5. The name, mailing address and e-mail address of the Association is:

Phanturn, Inc,
c/o Sallie Johnston
126 Phanturn Lane
Bellaire, Tx 77401
phanturninc@gmail.com

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is:

Miranda Phan
100 Phanturn Lane
Bellaire, TX 77401
(713) 459-1818
Miranda.phan@gmail.com

7. The amount and description of the fee or fees charged by the Association relating to a property transfer in the Subdivision.

The Association may charge a reasonable and necessary fee, not to exceed \$375.00, to assemble, copy, and deliver the information required by Tex. Prop. Code §207.003(a), to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent, as follows: (1) a current copy of the restrictions applying to the Subdivision; (2) a current copy of the Bylaws; and (3) a resale certificate prepared not earlier than the 60th day before the date the certificate is delivered that complies with Tex. Prop. Code §207.003(b); and a reasonable and necessary fee not to exceed \$75.00, to prepare and deliver an update of a resale certificate under Tex. Prop. Code §207.003(f).

The Association may also charge a reasonable fee of: \$150.00 for a statement of account; \$75.00 to provide information to lenders for refinancing of property in the Subdivision; and \$50.00 for an allowable transfer fee under Tex. Prop. Code §5.202(b)(7)(B).

PHANTURN, INC.,
a Texas non-profit corporation

By: Susan Barger
SUSAN BARGER, President

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 19 day of December 2022, by **SUSAN BARGER**, the President of Phanturn, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Maria Guadalupe Torres
Notary Public -State of Texas