

**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**

FOR

**Cottages at Shady Acres Community Association, Inc.**

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Cottages at Shady Acres
2. Name of Association: Cottages at Shady Acres Community Association, Inc.

3. Recording Data for the Subdivision:

Cottages at Shady Acres, according to the map or plat thereof filed under Clerk's Film Code No. 577151, in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions, Restrictions and Easements for Cottages at Shady Acres, recorded under Clerk's File No. Y642981 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Cottages at Shady Acres Community Association, Inc.  
c/o Houston HOA Management, LLC  
5850 San Felipe Street, Suite 500  
Houston, Texas 77057

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Houston HOA Management, LLC  
5850 San Felipe Street, Suite 500  
Houston, Texas 77057  
Phone: 832-598-1462  
Email: info@houstonhoa.net

7. The website address where homeowners may access the Association's dedicatory instruments:

www.houstonhoa.net

RP-2022-439227

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$195.00

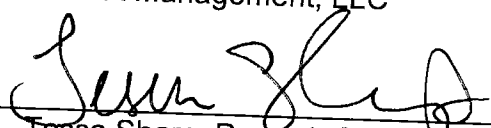
Resale Certificate - \$350.00

Resale Certificate Updates - \$75.00

Date: 08/29/2022

**COTTAGES AT SHADY ACRES COMMUNITY ASSOCIATION, INC.**

acting by and through its managing agent,  
Houston HOA Management, LLC

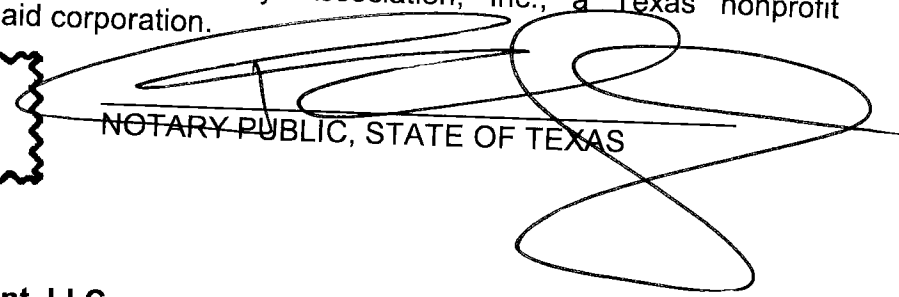
By:   
Tessa Sharp, Property Manager

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on 8.29.22 by Tessa Sharp, Property Manager, for Houston HOA Management, LLC, Managing Agent for Cottages at Shady Acres Community Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



  
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

**Houston HOA Management, LLC**  
**5850 San Felipe Street, Suite 500**  
**Houston, Texas 77057**

7301.0000; jb

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# Pages 3  
08/30/2022 08:21 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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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