

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
BALDWIN SQUARE HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Director of Property Management of Baldwin Square Homeowners 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 Baldwin Square Homeowners Association, Inc.:

1. Name of Subdivision: Baldwin Square
2. Name of Association: Baldwin Square Homeowners Association, Inc.
3. Recording Data for the Subdivision
 - a.) Baldwin Square, a subdivision in the City of Houston, Harris County, Texas, according to the map or plat thereof recorded under Clerk's File Number S943664 of the Map Records of Harris County, Texas
4. Recording Data for the Declaration:
 - a.) Declaration of Covenants, Conditions and Restrictions for Baldwin Square Homeowners Association, Inc., recorded under File Number S968235 in the Official Public Records of Real Property of Harris County, Texas;
5. Name and Mailing Address of the Association is: Baldwin Square Homeowners Association, Inc., c/o Midtown Management Corporation, 2450 Louisiana St, Ste. 400-409, Houston, Texas 77006-2318.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Midtown Management Corporation, 2450 Louisiana St, Ste. 400-409 Houston, Texas 77006-2318
7. Telephone Number to Contact the Association is: Baldwin Square Homeowners Association, Inc, 713-489-4901.
8. Email Address to Contact the Association: info@midtownmgmt.com
9. The Association's website may be found at: www.baldwinsquare.org

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

- a. Resale Certificate: \$375.00 or more, not to exceed the maximum allowable rate.
- b. Updated Certificate: \$75.00.
- c. Transfer Fee: \$300.00.
- d. Refinance Statement of Account \$160.00

Executed on this the 30th day of September 2021.

BALDWIN SQUARE HOMEOWNERS
ASSOCIATION, INC.

By:

Sonya Bradley
Sonya Bradley, Property Manager

THE STATE OF TEXAS

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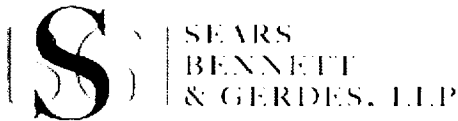
ACKNOWLEDGMENT

COUNTY OF HARRIS

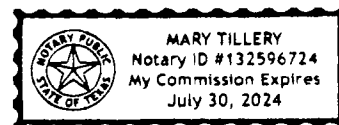
BEFORE ME, the undersigned notary public, on this the 30th day of September 2021, personally appeared Sonya Bradley, Property Manager of Baldwin Square Homeowners Association, Inc, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

M. Tillery
Notary Public in and for the State of Texas

ELECTRONICALLY RECORDED BY:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479



RP-2021-688481
Pages 3
12/02/2021 08:29 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

RP-2021-688481