

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
CITY HEIGHTS AT BRITTMOORE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

CITY HEIGHTS AT BRITTMOORE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is City Heights at Brittmoore.
- (2) The name of the association is City Heights at Brittmoore Homeowners Association, Inc.
- (3) The subdivision is recorded as follows:
 - a. City Heights at Brittmoore, under Harris County Clerk's File No. 20150439783;
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
 - a. Declaration of Covenants, Conditions and Restrictions for City Heights at Brittmoore, recorded under Harris County Clerk's File No. RP-2016-314781;
- (5) The name and mailing address of the Association is:

City Heights at Brittmoore Homeowners Association, Inc.,
c/o FirstService Residential Houston
2925 Briar Park, Suite 700
Houston, Texas 77042
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - a. FirstService Residential Houston;
 - b. 2925 Briar Park, Suite 700, Houston, Texas 77042;
 - c. 1-877-253-9689;
 - d. Houston@fsresidential.com.

(7) The Association's website address is:

<https://cityheightsatbrittmoore.connectresident.com>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$340.00;
- d. Refinance Fee: \$100.00;
- e. Capitalization Fee: not to exceed 100% of then-current Annual Assessment;
- f. Welcome Packet Fee: \$26.50.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

[SIGNATURE BLOCKS FOLLOW]

SIGNED THIS 23 DAY OF October, 2024.

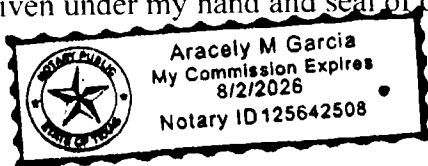
By: [Signature], Managing Agent for City Heights at
Brittmoore Homeowners Association, Inc., on behalf of FirstService Residential Houston.

Craig Piller
Print Name

STATE OF TEXAS §
 §
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BEFORE ME, the undersigned authority, on this day personally appeared _____, of FirstService Residential Houston, Managing Agent for City Heights at Brittmoore Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of October, 2024.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas, TX 75254

RP-2024-400333

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Pages 4
10/29/2024 09:24 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2024-400333