

**MANAGEMENT CERTIFICATE**

This Management Certificate is being recorded by the PELLY PLACE COMMUNITY ASSOCIATION (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, with regard to the following subdivision:

<u>Document</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Pelly Place	Harris County Clerk's File No. 2023-438249	As shown in the Declaration, as supplemented
Restated and Amended Declaration of Covenants, Conditions and Restrictions for Pelly Place	Harris County Clerk's File No. 2024-289433	As shown in the Declaration, as supplemented
Supplementary Declaration of Covenants, Conditions and Restrictions for Pelly Place Section One Fences	Harris County Clerk's File No. 2024-336916	As shown in the Declaration, as supplemented
First Supplemental Declaration of Covenants, Conditions and Restrictions for (Amendment)	Harris County Clerk's File No. 2024-453714	As shown in the Declaration, as supplemented
Instrument to Record Dedicatory Instruments Certificate Formation, Bylaws	Harris County Clerk's File No. 2024-71411	As shown in the Declaration, as supplemented
Instrument to Record Dedicatory Instruments Residential Improvement Guidelines Homeowners	Harris County Clerk's File No. 2024-322394	As shown in the Declaration, as supplemented
Instrument to Record Dedicatory Instruments Builder Guidelines	Harris County Clerk's File No. 2024-322395	As shown in the Declaration, as supplemented
Community Policy Manual containing: Collection/Payment Plan Policy	Harris County Clerk's File No. 2024-71412	As shown in the Declaration, as supplemented

Records Production/Copying Policy  
Document Retention Policy  
Solar Energy Devices Policy  
Shingles Criteria Policy  
209 (Violations) Hearing Policy  
Flag Display Policy  
Standby Electric Generator Policy  
Rainwater Harvesting System Policy  
Swimming Pool Enclosures Policy  
Religious Display Policy  
Security Measures Policy  
Statutory Notice of Posting and Recordation  
of Association Governance Documents  
Email Registration Policy  
Meetings Media Policy  
Advisory Committee Guidelines  
Board Member Conduct Policy  
Fining and Enforcement Policy

The Association may currently be contacted as follows:

**Name and Mailing Address for Association**

c/o of its managing agent,  
ACMI  
12603 Louetta Rd, Ste 101  
Cypress, TX 77429

**Name and Mailing Address of Person Managing  
the Association or its Designated Representative**

c/o of its managing agent,  
ACMI  
12603 Louetta Rd, Ste 101  
Cypress, TX 77429  
Attn: Doug Sebastian

**Telephone Number to contact the Association**

(281) 251-2292

**Email Address to contact the Association**

info@acmimgmt.com

**Association Website**

<https://www.acmimgmt.com>

Additional association documents are available through the Association's website(s) listed above.

**Transfer of Title Fees**

Transfer Fee:	\$250.00
Resale Certificate Fee:	\$275.00
Quote Fee:	\$13.00 per quote requested
Refinance Fee	\$135.00
Capitalization Fee	50% of then Annual Assessment

Prospective Purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association, as well as performing a physical inspection of the property and common areas before purchase. This Management Certificate 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 identifying and contacting the Association.

The information set forth in this Management Certificate may be amended by the recordation of an Amended Management Certificate.

Executed on this the 9<sup>th</sup> day of December, 2024.

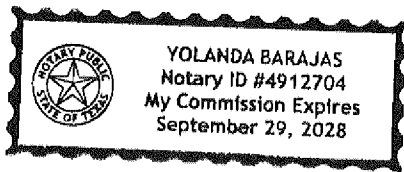
PELLEY PLACE COMMUNITY ASSOCIATION

By: Kim Stewart  
Name: Kim Stewart  
Title: President

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 9<sup>th</sup> day of December, 2024, by Kim Stewart, the President of Pelly Place Community Association, a Texas nonprofit corporation, on behalf of such corporation.



Will Rogers  
Notary Public, State of Texas

RP-2024-458034  
# Pages 5  
12/09/2024 03:49 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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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