

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Pelly Place Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions	Harris County Clerk's File No. RP-2023- 438249	Film Code No. 709163 (Section 1); and 710051 (Section 2); Map Records, Harris County, Texas; and as stated in said Declaration
Restated and Amended Declaration of Covenants, Conditions and Restrictions Pelly Place Community Association	Harris County Clerk's File No. RP-2024- 289433	Film Code No. 709163 (Section 1); and 710051 (Section 2); Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Pelly Place Section One	Harris County Clerk's File No. RP-2024- 336916	As stated in said Declarations
First Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Harris County Clerk's File No. RP-2024- 453714	As stated in said Declarations
Supplementary Declaration of Covenants, Conditions and Restrictions of Pelly Place Section Two	Harris County Clerk's File No. RP-2025-14449	As stated in said Declarations
Certificate of Formation and Bylaws	Harris County Clerk's File No. RP-2024-71411	As stated in said Declarations
Community Policies Manual	Harris County Clerk's File No. RP-2024-71412	As stated in said Declarations

Updated Community Policies Manual [Collection/Payment Plan Policy; Records Production/Copying Policy; Document Retention Policy; Solar Energy Guidelines; 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 Governing Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy and Procedures for Violations of the Governing Documents of the Association; Deed Restriction Enforcement Policy]	Harris County Clerk's File No. RP-2025-358305	As stated in said Declarations
Builder Guidelines - issued July 10, 2024	Harris County Clerk's File No. RP-2024-322395	As stated in said Declarations
Homeowner Guidelines - issued July 26, 2024	Harris County Clerk's File No. RP-2024-322294	As stated in said Declarations

Name and Mailing Address for Association

Pelly Place Community Association
c/o ACMI
12603 Louetta Road, Suite 101
Cypress, Texas 77429

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

ACMI
12603 Louetta Road, Suite 101
Cypress, Texas 77429

Telephone Number to contact the Association

(281) 251-2292

Email Address to contact the Association

info@acmingmt.com

Association Website

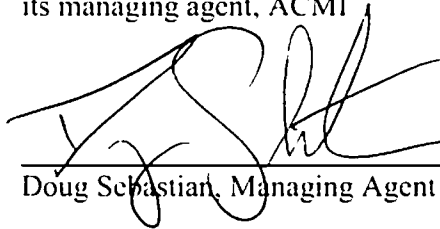
<https://www.acmingmt.com>

Transfer of Title Fees

Transfer Fee:	\$250.00
Resale Certificate Fee:	\$275.00
Quote Fee:	\$13.00
Refinance Fee:	\$135.00
Capitalization Fee:	50% of the Annual Assessment

Executed on this the 16th day of September, 2025.


Pelly Place Community Association, a Texas
non-profit corporation, acting by and through
its managing agent, ACMI



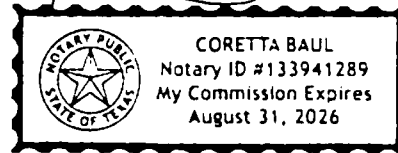
Doug Sebastian, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 16th day of Sept., 2025, by Doug Sebastian, Managing Agent with ACMI, the managing agent for Pelly Place Community Association, a Texas non-profit corporation, on behalf of said entity.



Notary Public, State of Texas



When recorded return to:
Hoover Slovacek LLP
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2025-369123

RP-2025-369123
Pages 5
09/17/2025 10:20 AM
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

RP-2025-369123