

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
HARPER WOODS OWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

HARPER WOODS OWNERS' 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 Harper Woods;
- (2) the name of the Association is Harper Woods Owners' Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:
 - (a) Harper Woods, under Clerk's File No. 20140167100;
 - (b) Harper Woods, Partial Replat Number One, under Clerk's File No. RP-2020-296853;
 - (c) Harper Woods, Partial Replat Number Two, under Clerk's File No. RP-2020-296854;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Harper Woods, under Clerk's File No. 20140255681;
- (5) the name and mailing address of the Association is:
 - (a) Harper Woods Owners' Association, Inc., c/o Prestige Association Management Group, 1849 Kingwood Dr. #103, Kingwood TX 77339;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) Prestige Association Management Group, 1849 Kingwood Dr. #103
Kingwood TX 77339
 - (b) 281-607-7701;

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(c) www.pamgtx.com;

(7) The Association's website address is: www.pamgtx.com;

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

- (a) Transfer Fee or Refinance Fee and Statement of Account - \$250.00;
- (b) Resale Certificate (up to) - \$375.00;
- (c) Lender Questionnaire – Starting at \$350.00 and up
- (d) Updated Certificate after 30 days - \$75.00;
- (e) New Owner Welcome Book - \$135.00
- (f) Rush Fee for any of the above - \$2 business days or less - \$100.00

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to 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 for identifying and contacting the Association.

[SIGNATURE BLOCKS FOLLOW]

SIGNED THIS 30 DAY OF January, 2024.

By: Sarah Eldridge, on behalf of
Prestige Association Management Group, Managing Agent for Harper
Woods Owners' Association, Inc.

Sarah Eldridge
Print Name

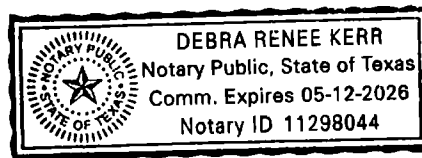
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BEFORE ME, the undersigned authority, on this day personally appeared Sarah Eldridge, of Prestige Association Management Group, Managing Agent for Harper Woods Owners' Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30 day of January, 2024.

Debra Kerr
Notary Public, State of Texas

E-RECORDED BY:
Sears, Bennett & Gerdes
6548 Greatwood Pkwy
Sugarland, TX 77479



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Pages 4
02/01/2024 01:28 PM
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

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