

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

FOR

Candlelight Estates II Community Association, Inc.

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Candlelight Park Estates, Section Two
2. Name of Association: Candlelight Estates II Community Association, Inc.
3. Recording Data for the Subdivision:

Candlelight Park Estates, Section Two, according to the map or plat thereof filed under Clerk's Film Code No. 440117, in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions, Restrictions and Easements for Candlelight Estates II, recorded under Clerk's File No. U431149 in the real property records of Harris County, Texas.

First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Candlelight Estates II, recorded under Clerk's File No. Y657061 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Candlelight Estates II Community Association, Inc.
c/o Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429
Phone: 713-686-4692
Email: info@actionproperty.net

7. The website address where homeowners may access the Association's dedicatory instruments:

<http://www.actionproperty.net/candlelightestates.html>

RP-2024-225112

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$300.00

Resale Certificate - \$250.00

Resale Certificate Updates - 1-14 days - \$0.00; 15-45 days - \$15.00 and 46-90 days \$40.00

Date: 6-11-24

**CANDLELIGHT ESTATES II COMMUNITY ASSOCIATION,
INC.**

acting by and through its managing agent,
Action Property Management, Inc.

By: Lee F. Waldheim
Lee F. Waldheim, President

STATE OF TEXAS §

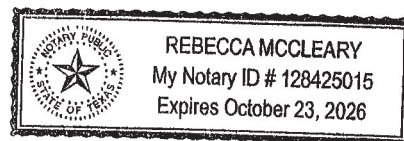
COUNTY OF HARRIS §

This instrument was acknowledged before me on June 11, 2024 by Lee F. Waldheim, President, of Action Property Management, Inc., Managing Agent for Candlelight Estates II Community Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Action Property Management, Inc.
11078 Regency Green Drive
Cypress, Texas 77429



7236.0006/jb

RP-2024-225112

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Pages 3

06/21/2024 08:30 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$29.00

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