

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
HARMONY VILLAGE TOWNHOME ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY      §

HARMONY VILLAGE TOWNHOME 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 Harmony Village Townhomes.
- (2) The name of the association is Harmony Village Townhome Association, Inc.
- (3) The subdivision is recorded in the Map Records of Montgomery County, Texas, as follows:
  - a. Harmony Village, Section Five (5), under Clerk's File No. 2017112890;
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Harmony Village Townhomes, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2018020897;
- (5) The name and mailing address of the Association is:

Harmony Village Townhome 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. [Houstan@fsresidential.com](mailto:Houstan@fsresidential.com).
- (7) The Association's website address is: <https://harmonyvillage.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. Welcome Packet Fee: \$26.50;
- f. Capitalization Fee: Equal to 50% of the then-current Annual Assessment (the Capitalization Fee for 2023 is \$630.00. For future years, the Capitalization Fee amount must be confirmed with the Association).

(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.

SIGNED THIS 23 DAY OF October, 2024.

By: Joni Pursley, Managing Agent for Harmony Village Townhome Association, Inc., on behalf of FirstService Residential Houston.

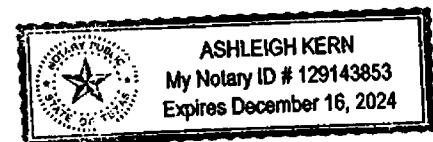
Joni Pursley  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential Houston, Managing Agent for Harmony Village Townhome 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.

Ashleigh Kern  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
MAIA BARTEE  
Assistant General Counsel  
FirstService Residential

**14951 Dallas Pkwy Suite 600 Dallas, TX 75254**

**E-FILED FOR RECORD**

10/28/2024 03:40PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**10/28/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas