

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SHADY TRAILS HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SHADY TRAILS HOMEOWNERS 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 Park at Shady Villa, Section 2;
- (2) the name of the Association is Shady Trails Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:

(a) Park at Shady Villa, Section 2, under Clerk's File No. X620501;

- (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 Shady Trails Homeowners Association, Inc., under Clerk's File No. Y361578;
- (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Shady Trails Homeowners Association, Inc., under Clerk's File No. 20070344892;

- (5) the name and mailing address of the Association is:

(a) Shady Trails Homeowners Association, Inc., c/o Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;

- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;

(b) (281) 897-8808;

(c) info@preferredmgt.com;

(7) The Association's website address is: <https://shadytrails.nabrnetwork.com/>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision (you may find additional information regarding packages or bundles that include some items listed below, as well as other items not directly related to property transfer, potentially available at discounted rates upon request to the Association's Designated Representative):

(a) Transfer Fee - \$250.00;

(b) Refinance/Transfer Fee - \$250.00;

(c) Resale Certificate (TREC Form & Association Documents) - \$375.00;

- a. Resale Certificate/TREC Form Update from 1 to 180 days - \$75.00;
- b. Resale Certificate/TREC For 1 business days Rush Fee - \$150.00;
- c. Resale Certificate/TREC For 3 business days Rush Fee - \$125.00;
- d. Resale Certificate/TREC For 5 business days Rush Fee - \$100.00;

(d) Certified Refinance Statement of Account Fee - \$150.00;

- a. Refinance Statement of Account Update from 1 to 14 days - \$0.00;
- b. Refinance Statement of Account Update from 15 to 90 days - \$60.00;

(e) Certified Statement of Account - \$150.00;

- a. Statement of Account Update from 1 to 31 days - \$25.00;
- b. Statement of Account Update from 32 to 90 days - \$60.00;
- c. Statement of Account 1 business days Rush Fee - \$150.00;
- d. Statement of Account 3 business days Rush Fee - \$125.00;
- e. Statement of Account 5 business days Rush Fee - \$100.00;

(f) Resale Certificate (TREC Form & Association Documents) and Statement of Account Package - \$485.00

- a. Update and Rush Fees attributable to individual items apply as listed above;

(g) Resale Certificate (TREC Form & Association Documents), Statement of Account, and Inspection Package - \$585.00;

a. Update and Rush Fees attributable to individual items apply as listed above;

(h) Rush Existing Order (*Added to Rush Fees) - \$25.00;

(i) Three Day Shipping Fee - \$45.00;

(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.

SIGNED THIS 30 DAY OF August, 2021.

By: Pathine Moody, agent, on behalf of
Preferred Management Services, AAMC, Managing Agent for
Shady Trails Homeowners Association, Inc.

Pathine Moody
Print Name

STATE OF TEXAS

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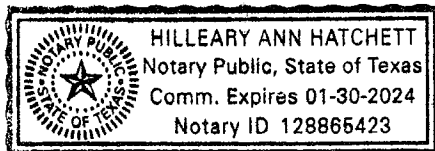
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COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Pathine Moody, of Preferred Management Services, AAMC, Managing Agent for Shady Trails Homeowners 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 August, 2021.



Hilleary Ann Hatchett
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

RP-2021-498840
Pages 5
08/31/2021 04:51 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2021-498840