

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
HG BY FAIRCROFT HOMEOWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent for HG by Faircroft Homeowners' Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Highland Gardens.
2. Name of Association: The name of the Association is HG by Faircroft Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Highland Gardens Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 702685 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: \*
  - a. Document:
    - (1) Declaration of Covenants, Conditions, and Restrictions for Highland Gardens.
  - b. Recording Information:
    - (1) Harris County Clerk's File No. RP-2025-48047.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is HG by Faircroft Homeowners' Association, Inc. c/o PMI Fine Properties, 9119 Highway 6, Suite 230-419, Missouri City, Texas 77459.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Alyson Fine, Community Manager, PMI Fine Properties. Address: 9119 Highway 6, Suite 230-419,

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Missouri City, Texas 77459. Phone No.: 281.343.3225. Email Address: alyson.fine@pmifineproperties.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.houstonassociationmanagementinc.com/pmi-fine-properties.com](http://www.houstonassociationmanagementinc.com/pmi-fine-properties.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 75.00
Rush Fee	\$115.00 1 business day; \$85.00 3 business days; \$65.00 5 business days
Capitalization Fee [Declaration Article XV, Section D]	Each Grantee acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment rate charged to Owners (other than Builders). The Capitalization Fee payable by a Builder acquiring title to a Lot is an amount equal to the Builder Annual Assessment Rate which applies to Lot Owners other than Builders or Declarant. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions may apply.

Executed on this 5<sup>th</sup> day of November, 2025.

HG BY FAIRCROFT HOMEOWNERS'  
ASSOCIATION, INC.

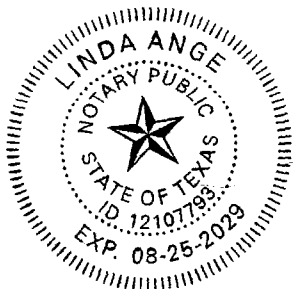
By: PMI Fine Properties, Managing Agent

By: [Signature]  
Printed: Alyson L. Fine  
Its: Owner

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §  
COUNTY OF Fort Bend §

BEFORE ME, the undersigned notary public, on this 5<sup>th</sup> day of November, 2025 personally appeared Alyson M. Fine, owner for PMI Fine Properties, Managing Agent for HG by Faircroft Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

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# Pages 4  
11/06/2025 09:19 AM  
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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