

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
FAIRMONT PARK EAST HOMEOWNERS' ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Fairmont Park East Homeowners' Association, 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 Fairmont Park East.
2. **Name of Association:** The name of the Association is Fairmont Park East Homeowners' Association.
3. **Recording Data for the Subdivision:**

Fairmont Park East, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 306, Page 69 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Fairmont Park East, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 319, Page 53 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Fairmont Park East, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 324, Page 104 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Fairmont Park East, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 378, Page 49 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Fairmont Park East, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 531, Page 108 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Fairmont Park East, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 416, Page 8 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Fairmont Park East, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 446, Page 46 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Fairmont Park East, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 471, Page 106 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

15.746 acres to be known as Fairmont Park East, Section Ten (10), described by metes and bounds in Exhibit A to that certain document described below under Paragraph 4.a.(15) and 4.b.(15), save and except 1.5250 acreage being designated as "Restricted Reserve A" (which said Exhibit A is incorporated herein by reference).

4. Recording Data for the Declaration.*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions [Section One].
- (2) Amendment to Declaration of Covenants, Conditions and Restrictions of Fairmont Park East, Section One.
- (3) Declaration of Covenants, Conditions and Restrictions [Section Two].
- (4) Amendment to Declaration of Covenants, Conditions and Restrictions of Fairmont Park East, Section Two.
- (5) Declaration of Covenants, Conditions and Restrictions [Section Three].
- (6) Amendment under Section 205.004 of the Property Code of the Restrictions Covenants and Conditions of the Fairmont Park East Lien Provision.
- (7) Declaration of Covenants, Conditions and Restrictions Fairmont Park East, Section Four (4).
- (8) Declaration of Covenants, Conditions and Restrictions Fairmont Park East Section Five.
- (9) Declaration of Covenants, Conditions and Restrictions Fairmont Park East, Section Six (6).
- (10) Amendment to Declaration of Covenants, Conditions and Restrictions of Fairmont Park East, Section Six.

- (11) Declaration of Covenants, Conditions and Restrictions Fairmont Park East, Section Seven (7).
- (12) Amendment to Declaration of Covenants, Conditions and Restrictions of Fairmont Park East, Section Seven.
- (13) Declaration of Covenants, Conditions and Restrictions Fairmont Park East, Section Eight (8).
- (14) Amendment to Declaration of Covenants, Conditions and Restrictions of Fairmont Park East, Section Eight.
- (15) Declaration of Covenants, Conditions and Restrictions Fairmont Park East Section Ten.
- (16) Annexation Agreement.
- (17) Annexation Agreement Fairmont Park East, Section Six (6), Seven (7), Eight (8) and the Residential Portion of Section Five (5).
- (18) Annexation Agreement Fairmont Park East, Section Ten (10).

b. Recording Information:

- (1) Harris County Clerk's File No. H422068.
- (2) Harris County Clerk's File No. V494046.
- (3) Harris County Clerk's File No. J161879.
- (4) Harris County Clerk's File No. V494045.
- (5) Harris County Clerk's File No. J493739.
- (6) Harris County Clerk's File No. T384574.
- (7) Harris County Clerk's File No. N381184.
- (8) Harris County Clerk's File No. W503038.
- (9) Harris County Clerk's File No. T569505.
- (10) Harris County Clerk's File No. V494042.
- (11) Harris County Clerk's File No. U434407.
- (12) Harris County Clerk's File No. V494041.
- (13) Harris County Clerk's File No. U889259.
- (14) Harris County Clerk's File No. V291951.
- (15) Harris County Clerk's File No. V928333.
- (16) Harris County Clerk's File No. J161880.
- (17) Harris County Clerk's File No. V934539.
- (18) Harris County Clerk's File No. V934538.

5. **Name and Mailing Address of the Association:** The name and mailing address of the Association is Fairmont Park East Homeowners' Association c/o LPI Property Management, 1660 E. Winding Way, Friendswood, Texas 77546.
6. **The Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is: Jordan Cook, Property Manager for LPI Property Management c/o Fairmont Park East Homeowners' Association. **Address:** 1660 E. Winding Way, Friendswood, Texas 77546. **Phone No.:** 281.947.8675. **Email Address:** jcook@lpidev.net.


7. The Association's Dedicatory Instruments are Available to Members Online at: www.lpipropertymanagement.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 [7-10 Business Days] | \$ 375.00 |
| Resale Certificate Update Fee [After 30 days] | \$ 75.00 |
| Refinance Fee | \$ 150.00 |
| Transfer Fee | \$ 200.00 |
| Statement | \$ 200.00 |
| Expedited Service for the above Services | \$ 100.00 each |

Executed on this 15th day of May, 2025.

**FAIRMONT PARK EAST HOMEOWNERS'
ASSOCIATION**

By: LPI Property Management, Managing Agent



Jordan Cook, Principal

*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 HARRIS §

BEFORE ME, the undersigned notary public, on this 15th day of May, 2025 personally appeared Jordan Cook, Principal of LPI Property Management, Managing Agent for Fairmont Park East Homeowners' Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



RP-2025-187178
Pages 6
05/16/2025 03:02 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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-2025-187178