

**ELLINGER HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Ellinger Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Ellinger Townhomes.

**Name of the Association:** Ellinger Homeowners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Ellinger Townhomes, Lots 68-113, in Block 2, Fawndale Town House Subdivision, recorded under Volume 203, Page 87, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants and Restrictions for Ellinger Townhomes (Lots 68-113, in Block 2, Fawndale Town House Subdivision), under Harris County Clerk's File No. Y522402, along with any amendments or supplements thereto;
- (b) ByLaws of Ellinger Homeowners Association, Inc., under Clerk's File No, Y642082;
- (c) Articles of Incorporation of Ellinger Homeowners Association, Inc., under Clerk's File No. 20110476373;
- (d) Certificate of Incorporation of Ellinger Homeowners Association, Inc., under Clerk's File No. 20110476373;
- (e) Ellinger Homeowners Association, Inc. Architectural Control Guidelines for the Modifications Committee, under Clerk's File No. Y642074;
- (f) Ellinger Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 20120024687;
- (g) Ellinger Homeowners Association, Inc. Books and Records Production Policy, under Clerk's File No. 20120024688;
- (h) Ellinger Homeowners Association, Inc. Records Retention Policy, under Clerk's File No. 20120024689;
- (i) Ellinger Homeowners Association, Inc. Payment Plan Policy, under Clerk's File No. 20120024690;
- (j) Ellinger Townhomes Assessment Collection Policy, under Clerk's File No. 20130539838;
- (k) Ellinger Homeowners Association, Inc. Regulations Regarding Short Term Leasing, under Clerk's File No. RP-2016-471787.

**Name and Mailing Address for Association**

Ellinger Homeowners Association, Inc.  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 7<sup>th</sup> day of January, 2022

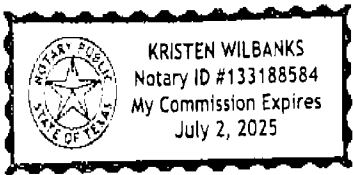
Ellinger Homeowners Association, Inc., acting by and through its  
managing agent, Principal Management Group of Houston

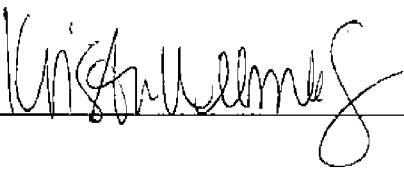


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Surina Wright Vice President

STATE OF TEXAS       §  
                                  § COUNTY OF  
HARRIS   §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Ellinger Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



  
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Notary Public, State of Texas

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

RP-2022-43080

RP-2022-43080  
# Pages 4  
01/25/2022 10:59 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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-2022-43080