

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
LARKIN STREET TOWNHOMES PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §

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COUNTY OF HARRIS §

LARKIN STREET TOWNHOMES PROPERTY OWNERS 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 Larkin Street Townhomes;
- (2) the name of the Association is Larkin Street Townhomes Property Owners Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:
 - (a) Larkinesque, under Clerk's File No. X999062;
 - (b) Larkinshire, under Clerk's File No. Y015136;
 - (c) Larkinbach, under Clerk's File No. Y080774;
- (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 Larkin Street Townhomes, under Clerk's File No. Y952008;
- (5) the name and mailing address of the Association is:
 - (a) Larkin Street Townhomes Property Owners Association, Inc., c/o DTA Community Management Services, 206A S Loop 336 #270, Conroe, Texas 77304;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) DTA Community Management Services, 206A S Loop 336 #270, Conroe, Texas 77304;
 - (b) (832) 364-6880;

(c) customercare@webdta.com;

(7) The Association's website address is: www.larkintownhomes.org;

(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) Resale Statement of Account:	\$75.00;
(d) Refinance Statement of Account:	\$50.00;
(e) One (1) Day Rush Fee:	\$225.00;
(f) Three (3) Day Rush Fee:	\$150.00;
(g) Right of First Refusal Processing:	\$125.00;
(h) Lender Questionnaire:	\$325.00 (plus additional page fee);
(i) Transfer Fee:	\$325.00.

(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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 16th DAY OF January, 2023.

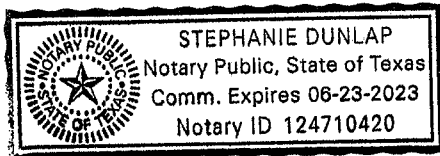
By: Tena Wells, on behalf of
DTA Community Management Services, Managing Agent for
Larkin Street Townhomes Property Owners Association, Inc.

TENA WELLS
Print Name

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared
TENA WELLS, of DTA Community Management Services, Managing
Agent for Larkin Street Townhomes Property Owners 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 16th day of January, 2023.



[Signature]
Notary Public, State of Texas

RP-2023-24914
Pages 4
01/24/2023 01:19 PM
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

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