

**TORREY PINES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Torrey Pines 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:** Torrey Pines Section One.

**Name of the Association:** Torrey Pines 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) Torrey Pines, Section One (1), recorded under Film Code No. 293133, along with any supplements or replats thereof;
- (b) Torrey Pines, Section One (1), Amended Plat, recorded under Film Code No. 337017, along with any supplements or replats thereof;
- (c) Torrey Pines, Section One (1), Second Amended Plat, recorded under Film Code No. 393116, 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, along with any amendments or supplements thereto:

- (a) Declaration of Covenants, Conditions and Restrictions for Torrey Pines, Section One, under Harris County Clerk's File No. G728251, along with any amendments or supplements thereto;
- (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Torrey Pines, Section One, under Harris County Clerk's File No. H308880, along with any amendments or supplements thereto;
- (c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Torrey Pines, Section One, under Harris County Clerk's File No. H308881, along with any amendments or supplements thereto;
- (d) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Torrey Pines, Section One, under Harris County Clerk's File No. R024092, along with any amendments or supplements thereto;
- (e) Articles of Incorporation of Torrey Pines Homeowners Association, Inc., under Clerk's File No. 20120570841;
- (f) Certificate of Incorporation of Torrey Pines Homeowners Association, Inc., under Clerk's File No. 20120570841;
- (g) By-Laws of Torrey Pines Homeowners Association, Inc., under Clerk's File No. U153419;
- (h) First Amendment to the By-Laws of Torrey Pines Homeowners Association, Inc., under Clerk's File No. 20080329746;
- (i) Second Amendment to the By-Laws of Torrey Pines Homeowners Association, Inc., under Clerk's File No. 20120171783;
- (j) Torrey Pines Homeowners Association, Inc. Payment Plan Policy, under Clerk's File No. 20120053973;

- (k) Torrey Pines Homeowners Association, Inc. Records Production Policy, under Clerk's File No. 20120053974;
- (l) Torrey Pines Homeowners Association, Inc. Records Retention Policy, under Clerk's File No. 20120053975;
- (m) Torrey Pines Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items, and Rain Barrels, under Clerk's File No. 20120053976;
- (n) Architectural Guidelines Torrey Pines Homeowners Association, under Clerk's File No. 20120053979;
- (o) Torrey Pines Basketball Court Rules, under Clerk's File No. U153419;
- (p) Torrey Pines Homeowners Association Resolution Regarding Covenants Compliance Inspection, under Clerk's File No. 20090116586;
- (q) Torrey Pines Recreation Center Rules, under Clerk's File No. 20130291259;
- (r) Torrey Pines Homeowners Association, Inc. Assessment Collection Policy, under Clerk's File No. 20140048757.

**Name and Mailing Address for Association**

Torrey Pines 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

RP-2022-43842

Executed on this the 7th day of January, 2022

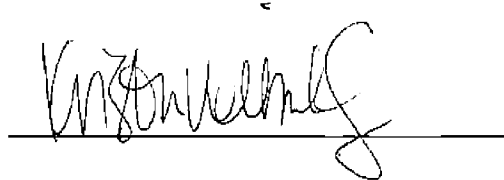
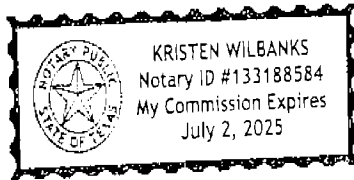
Torrey Pines Homeowners Association, Inc., acting by and through its managing agent, Principal Management Group of Houston



Surina Wright Vice President

STATE OF TEXAS        §  
                                     § COUNTY OF  
HARRIS        §

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



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

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# Pages 4  
01/25/2022 01:33 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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