

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE GROVE AT SHADY ACRES HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Director of Property Management of The Grove at Shady Acres Homeowners Association, Inc., a non-profit corporation 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 Grove at Shady Acres Homeowners Association, Inc.:

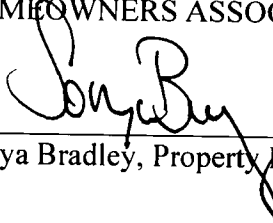
1. Name of Subdivision: The Grove at Shady Acres.
2. Name of Association: The Grove at Shady Acres Homeowners Association, Inc.
3. Recording Data for the Subdivision
 - a.) West 25th Street Landing Subdivision, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File Number 20140440985, along with any supplements, additions or replats thereof.
4. Recording Data for the Declaration:
 - a.) Declaration of Covenants, Conditions and Restrictions for The Grove at Shady Acres, recorded under File Number RP-2020-454716 in the Official Public Records of Real Property of Harris County, Texas.
5. Name and Mailing Address of the Association is: The Grove at Shady Acres Homeowners Association, Inc., c/o Midtown Management Corporation, 2450 Louisiana St, Ste. 400-409, Houston, Texas 77006-2318.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Midtown Management Corporation, 2450 Louisiana St, Ste. 400-409 Houston, Texas 77006-2318
7. Telephone Number to Contact the Association is: The Grove at Shady Acres Homeowners Association, Inc., 713-489-4901.
8. Email Address to Contact the Association: info@midtownmgmt.com
9. The Association's website may be found at: www.midtownmgmt.com

RP-2022-114914

10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$375.00 or more, not to exceed the maximum allowable rate.
 - b. Updated Certificate: \$75.00.
 - c. Transfer Fee: \$300.00.
 - d. Refinance Statement of Account \$160.00

Executed on this the 2nd day of March 2022.

THE GROVE AT SHADY ACRES
HOMEOWNERS ASSOCIATION, INC.

By: 
Sonya Bradley, Property Manager

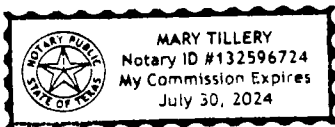
THE STATE OF TEXAS

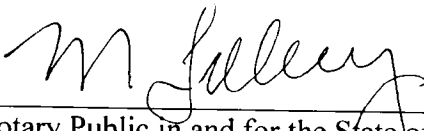
COUNTY OF HARRIS

§
§
§


ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 2nd day of March 2022, personally appeared Sonya Bradley, Property Manager of The Grove at Shady Acres Homeowners Association, Inc., 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 and on behalf of the Association.




Notary Public in and for the State of Texas

ELECTRONICALLY RECORDED BY:

 SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2022-114914
Pages 3
03/03/2022 11:05 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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-2022-114914