

SOUTHPOINT TOWNHOMES CONDOMINIUM ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **SouthPoint Townhomes Condominium 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: SouthPoint Townhomes.

Name of the Association: SouthPoint Townhomes Condominium Association, Inc.

Recording Data for Association:

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

- (a) SouthPoint Townhomes, recorded under Film Code No. 197093 of the Map Records of Harris County, Texas, 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 Condominium for SouthPoint Townhomes, under Harris County Clerk's File No. 20060187542, along with any amendments or supplements thereto;
- (b) Amendment to Declaration of Condominium for SouthPoint Townhomes, under Harris County Clerk's File No. 20100319953;
- (c) Certificate of Filing of SouthPoint Townhomes Condominium Association, Inc., under Clerk's File No. 20090187542;
- (d) Certificate of Formation of SouthPoint Townhomes Condominium Association, Inc., under Clerk's File No. 20090187542;
- (e) ByLaws of SouthPoint Townhomes Condominium Association, Inc., under Clerk's File No. 20090187542;
- (f) Rules of SouthPoint Townhomes Condominium Association, Inc., under Clerk's File No. 20090187542;
- (g) Deed Restrictions Notice, recorded under Clerk's File No. 20090139147;
- (h) Secretary's Certificate for SouthPoint Townhomes Condominium Association, under Clerk's File No. 20100290702;
- (i) SouthPoint Townhomes Condominium Association, Inc. Joint Use and Maintenance Agreement, under Clerk's File No. 20120371003;
- (j) SouthPoint Townhomes Fitness Center Rules and Regulations, under Clerk's File No. 20120596925;
- (k) SouthPoint Townhomes Condominium Association, Inc. Amended and Restated Parking Policy and Garage Use Rules and Regulations, under Clerk's File No. 20130298247;
- (l) SouthPoint Townhomes Condominium Association Resolution Regarding Covenants Compliance Inspection, under Clerk's File No. 20150433333.

Name and Mailing Address for Association

SouthPoint Townhomes Condominium 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

Website Address of the Association

www.southpointtownhomes.previews.townsg.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 7th day of January, 2022

SouthPoint Townhomes Condominium Association, Inc., acting by
and through its managing agent, Principal Management Group of
Houston

Surina Wright

January, 2022 by 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 SouthPoint Townhomes Condominium Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Kristen Wilbanks

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-2022-43762

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Pages 4
01/25/2022 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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