

**BEECHNUT MEADOWS HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Beechnut Meadows 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:** Beechnut Meadows.

**Name of the Association:** Beechnut Meadows Homeowners Association, Inc.

**Recording Data for Association and Restrictions:**

51	Beechnut Meadows HOA	77083	Harris	Beechnut Meadows Homeowners Association, Inc.	Plat	11/20/2002	W236753
					Management Certificate	11/10/2022	RP-2022-545633
					Management Certificate	1/25/2022	RP-2022-42820
					Assessment Collection Policy	11/23/2021	RP-2021-675142
					Management Certificate	9/21/2021	RP-2021-541417
					Assessment Collection Policy	12/27/2013	20130642930
					Management Certificate	12/16/2013	20130623226
					Assessment Collection Policy	1/4/2012	20120004652

**Name and Mailing Address of the Association**

Beechnut Meadows Homeowners Association, Inc.  
c/o Principal Management Group of Houston  
4700 West Sam Houston Parkway North, Suite 100  
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  
4700 West Sam Houston Parkway North, Suite 100  
Houston, Texas 77041  
713 - 329-7100  
PMG.Houston.CustomerService@pmghouston.com

**Website Address of the Association**

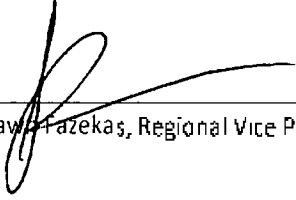
[www.townsq.io](http://www.townsq.io)

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

New account setup fee establishing new owner's account in the association's records: \$95  
Resale Certificate: \$375  
Resale Certificate Update: \$95  
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

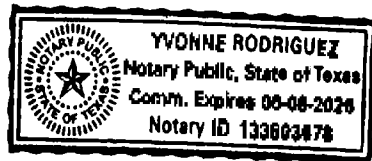
Executed on this the 21 day of August 2024

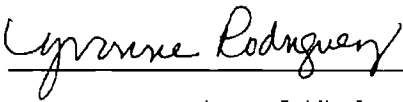
Beechnut Meadows Homeowners Association, Inc., acting by  
and through its managing agent, Principal Management Group  
of North Texas

  
Shawn Fazekas, Regional Vice President

STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 21 day of August 2024 by Shawn Fazekas, Regional Vice President with Principal Management Group of Houston, the managing agent for Beechnut Meadows 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  
4700 West Sam Houston Parkway North, Suite 100  
Houston, Texas 77041

RP-2024-324646  
# Pages 3  
09/04/2024 01:52 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

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-2024-324646