

MANAGEMENT CERTIFICATE
for
CORNERSTONE PLACE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

CORNERSTONE PLACE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Management Certificate pursuant to §209.004 of the Texas Property Code, as follows:

1. **NAME OF SUBDIVISION:** The subdivision is composed of the following sections: Cornerstone Place, Section One (1), a replat of Parkstone, Section One (1).
2. **NAME OF ASSOCIATION:** Cornerstone Place Community Association, Inc.
3. **RECORDING DATA FOR SUBDIVISION:**
All of Cornerstone Place, Section One (1), a replat of Parkstone, Section One (1), a Harris County, Texas, subdivision according to the map or plat thereof recorded in Volume 310, Page 3 of the Plat Records of Fort Bend County, Texas.
4. **RECORDING DATA FOR THE ASSOCIATION (Declaration):**
Restrictions for Cornerstone Place, Section One (1), a replat of Parkstone, Section One (1), dated June 18, 1982, and recorded under Clerk's Film Code No. 027-00-1256, *et seq.*, of the Real Property Records of Harris County, Texas on October 15, 1982.

Bylaws of Cornerstone Place Community Association, Inc., dated , approved and adopted on February 25, 1981.

Cornerstone Place Community Association, Inc. Payment Plan Policy, together with Payment Plan, approved and adopted on December 17, 2011, and recorded under Instrument No. 20010548143, *et seq.*, of the Real Property Records of Harris County, Texas on December 30, 2011.

Cornerstone Place Homeowners Association Assessment Collection Policy, approved and adopted on January 2, 2012, and recorded under Instrument No. 20120003276, *et seq.*, of the Real Property Records of Harris County, Texas on January 4, 2012.

Cornerstone Place Community Association, Inc. Document Retention Policy, approved and adopted on January 2, 2012, and recorded under Instrument No. 20120003277, *et seq.*, of the Real Property Records of Harris County, Texas on January 4, 2012.

Cornerstone Place Community Association, Inc. Records Production and Copying Policy, approved and adopted on January 2, 2012, and recorded under Instrument No. 20120003278, *et seq.*, of the Real Property Records of Harris County, Texas on January 4, 2012.

Cornerstone Place Homeowners Association, Inc. Guidelines for Display of Flags, approved and adopted on December 17, 2011, and recorded under Instrument No. 20120003279, *et seq.*, of the Real Property Records of Harris County, Texas on January 4, 2012.

Cornerstone Place Homeowners Association, Inc. Guidelines for Rainwater Recovery Systems, approved and adopted on December 17, 2011, and recorded under Instrument No. 20120003280, *et seq.*, of the Real Property Records of Harris County, Texas on January 4, 2012.

Cornerstone Place Homeowners Association, Inc. Guidelines for Display of Certain Religious Items, approved and adopted on January 2, 2012, and recorded under Instrument No. 20120003281, *et seq.*, of the Real Property Records of Harris County, Texas on January 4, 2012.

Cornerstone Place Homeowners Association, Inc. Guidelines for Roofing Materials, approved and adopted on January 2, 2012, and recorded under Instrument No. 20120003282, *et seq.*, of the Real Property Records of Harris County, Texas on January 4, 2012.

Cornerstone Place Homeowners Association, Inc. Guidelines for Solar Energy Devices, approved and adopted on January 2, 2012, and recorded under Instrument No. 20120003283, *et seq.*, of the Real Property Records of Harris County, Texas on January 4, 2012.

Cornerstone Place Community Association, Inc. Deed Restriction Guidelines - January 2005, approved and adopted on March 10, 2005, and recorded under Secretary's Certificate of Filing under Instrument No. 20130591817, *et seq.*, of the Real Property Records of Harris County, Texas on November 22, 2013.

5. **NAME, MAILING ADDRESS, TELEPHONE AND E-MAIL OF MANAGING AGENT FOR ASSOCIATION:**

c/o John Irwin
Irwin Community Management
P. O. Box 6544
Katy, Texas 77491
jirwin@irwin-mgt.com
Telephone - 281/392-2484

6. **WEBSITE ADDRESS OF ASSOCIATION AND DEDICATORY DOCUMENTS:**

www.cornerstoneplace.org

7. **MAILING ADDRESS OF DESIGNATED REPRESENTATIVE:** John Irwin, c/o Irwin Community Management, P. O. Box 6544, Katy, Texas 77491.

8. **FEES CHARGED RELATING TO PROPERTY TRANSFER [pursuant to TxPropCode Sec. 207.003(c)]:**

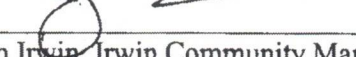
Transfer Fee - \$150.00

Refinance Fee - \$100.00

Resale Certificate Fee - \$100.00 (to be paid upfront upon request of Resale Cert)

EXECUTED this the 18 day of August, 2021.

CORNERSTONE PLACE COMMUNITY ASSOCIATION, INC.,
a Texas property owners association

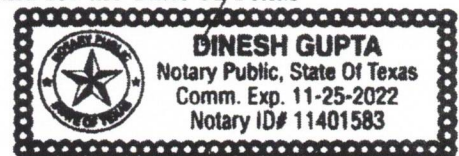
By: 
John Irwin, Irwin Community Management
Managing Agent/Designated Representative for Cornerstone Place
Community Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 18 day of Aug, 2021, by John Irwin, Irwin Community Management, on behalf of the Association in his capacity of authorized agent/designated representative and managing agent for Cornerstone Place Community Association, Inc., a Texas non-profit corporation.



Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:

Lori E. Alderson, Esq.
1523 Avenue A
Katy, Texas 77493

RP-2021-483135

RP-2021-483135
Pages 4
08/25/2021 07:10 AM
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