

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

1. The name of the subdivision is **HIGHLAND COMMONS**.
2. The name of the association is **HIGHLAND COMMONS COMMUNITY ASSOCIATION, INC.**, a Texas nonprofit corporation.
3. The recording data for the subdivision is:

HIGHLAND COMMONS, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. RP-2021-717379, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 697532, Map Records of Harris County, Texas.

4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for Highland Commons, as filed of record under Clerk's File No. RP-2023-77443, Official Public Records of Real Property of Harris County, Texas.

5. The name and mailing address of the association are:

Highland Commons Community Association, Inc.  
c/o King Property Management  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024

6. The name, mailing address, telephone number and email address of the person managing the association or the association's designated representative are:

Highland Commons Community Association, Inc.  
c/o King Property Management  
Attn: Mr. Eddie Parise  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024

Main Line: (713) 956-1995  
Email: [kpm@kpmtx.com](mailto:kpm@kpmtx.com)

7. The current versions of the association's dedicatory instruments which relate to the association or subdivision, and which are filed of record are available to members at the following website address of the association's Internet website: <http://www.kpmtx.com>.
8. The amounts and descriptions of the fees charged by the association relating to a property transfer in the subdivision are as follows: \*

a.	Resale Certificate:	\$ 275.00
b.	Resale Certificate Update:	\$ 75.00
c.	Transfer Fee:	\$ 200.00
d.	Capitalization Fee: **	\$ 698.00


\*NOTE: The Association will provide water and related services to each Lot in accordance with the Declaration, including Section 5.06 of the Declaration. The Owner of each Lot must pay monthly water/utility assessments as to the same. A Utility Deposit must also be paid to the Association at the time of closing as to the sale of each Lot (except as to Declarant or an Authorized Builder) in an amount equal to the amount of the monthly Water/Utility Assessment (currently \$110.00) multiplied by two.

\*\*NOTE: The Capitalization Fee is a one-time assessment which is due and payable to the Association at the time of closing as to each sale of a Lot (except as otherwise provided in the Declaration). The fee is equal to one-half of the amount of the regular annual assessment at the time of closing, which amount may be rounded up to the next whole dollar. See Declaration, §5.06.

9. This management certificate is prepared and filed solely for the purpose of providing contact and other general information as to the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
10. This management certificate supersedes and replaces all previous management certificates and amended management certificate, if any, effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Harris County, Texas. In accordance with applicable law this certificate will also be electronically filed with the Texas Real Estate Commission.

SIGNED this 4<sup>th</sup> day of JUNE, 2024.

HIGHLAND COMMONS COMMUNITY ASSOCIATION, INC.,  
a Texas nonprofit corporation

By:   
Michael T. Young, President

[Acknowledgement Follows]

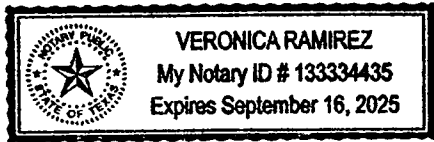
ACCOMMODATION RECORDING ONLY  
NO TITLE INSURANCE POLICIES ISSUED  
NO TITLE EXAMINATION PERFORMED

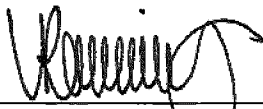
**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
                                     §  
COUNTY OF HARRIS    §

This instrument was acknowledged before me on the 4<sup>th</sup> day of June, 2024, by Michael T. Young, as President of HIGHLAND COMMONS COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]



  
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Notary Public, State of Texas

Print Name: Veronica Ramirez  
My Commission Expires: Sept. 16, 2025

PLEASE FILE AND RETURN TO:

Mr. Lou W. Burton  
WILSON, CRIBBS & GOREN, P.C.  
1233 West Loop South, Suite 800  
Houston, Texas 77027

G:\\$LBURTON CLIENTS\8920\1.0 SUB\HIGHLAND COMMONS (050)\CM\HIGHLAND COMMONS MGMT CERTIF.DOCX

RP-2024-205153  
# Pages 4  
06/06/2024 09:00 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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-2024-205153