

CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
*for*  
WOODWAY PLACE ATRIUM CONDOMINIUM ASSOCIATION

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

The undersigned, being the Board President \_\_\_\_\_ of Woodway Place Atrium Condominium Association, a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: The name of the condominium is Woodway Place Atrium.
2. Name of Association: The name of the Association is Woodway Place Atrium Condominium Association.
3. Location of Condominium: The location of the condominium is 661 Bering Drive, Houston, Harris County, Texas.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Condominium Declaration for Woodway Place Atrium Condominium.
  - b. Recording Information:
    - (1) Volume 108, Page 26, *et seq.* in the Condominium Records of Harris County, Texas.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Woodway Place Atrium Condominium Association, 661 Bering Drive, Houston, Texas 77057.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: JoAnn Rios, General Manager. Address: 661 Bering Drive, Houston, Texas 77057. Phone No.: 713.780.7115. Email Address: 661bering@sbcglobal.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.woodwayplace.com](http://www.woodwayplace.com).

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8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Unit Transfer:

Description	Fee
Resale Certificate	\$ 200.00
Transfer Fee	\$ 100.00
Refinance Fee/ Admin Fee	\$ 100.00
Reserve Fund Contribution	An individual who purchases a condominium is required to contribute to the Association's Reserve Fund. This contribution is non-refundable and is calculated by taking the current monthly maintenance fee for that unit and multiplying that amount by two. Payment must be made prior to the transfer of property or to be included in the closing process.

9. Other Information the Association Considers Important: N/A.

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium, or to report every piece of information pertinent to the Condominium. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Condominium and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

*[The remainder of this page was intentionally left blank.]*

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Executed on this 17 day of July, 2025.

WOODWAY PLACE ATRIUM  
CONDOMINIUM ASSOCIATION

By: [Signature]

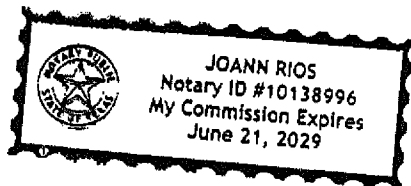
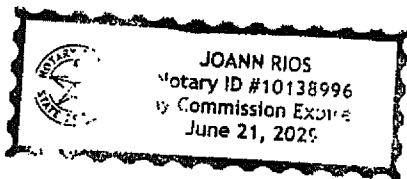
Printed: Charlton S White

Its: PRESIDENT

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 17 day of July, 2025 personally appeared Charlton White, Board President of Woodway Place Atrium Condominium Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas



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# Pages 4  
07/18/2025 11:08 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

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