

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
VILLAGES AT LAKE POINTE COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

VILLAGES AT LAKE POINTE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Villages at Lakepointe;
- (2) the name of the Association is Villages at Lake Pointe Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follow:
 - (a) Villages at Lakepointe, Section One, under Clerk’s File No. U416996;
 - (b) Villages at Lakepointe, Section One, Amending Plat No. 1, under Clerk’s File No. U823612;
 - (c) Villages at Lakepointe, Section Two, under Clerk’s File No. U416997;
 - (d) Villages at Lakepointe, Section Three, under Clerk’s File No. U823611;
 - (e) Villages at Lakepointe, Section Four, under Clerk’s File No. V313878;
 - (f) Villages at Lakepointe, Section Five, under Clerk’s File No. U294153;
 - (g) Villages at Lakepointe, Section Six, under Clerk’s File No. V600336;
 - (h) Villages at Lakepointe, Section Six, Partial Replat No. 1, under Clerk’s File No. W545457;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions Villages at Lakepointe, under Clerk’s File No. U444845;

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- (b) The Villages at Lakepointe Supplementary Declaration for Area I to Its Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. U829960;
- (c) The Villages at Lakepointe Supplementary Declaration for Area II to Its Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. V384638;
- (d) The Villages at Lakepointe Supplementary Declaration for Area III to Its Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. V384639;

(5) the name and mailing address of the Association is:

Villages at Lake Pointe Community Association, Inc., c/o Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042;
- (b) (713) 329-7109;
- (c) graham@grahammanagementhouston.com;

(7) The Association's website address is: <https://www.grahammanagementhouston.com/>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee - \$375.00;
- (b) Updated Resale Certificate Fee - \$75.00;
- (c) Transfer Fee: \$300.00;
- (d) Refinance Fee: \$275.00;
- (e) Payoff Request Fee: \$125.00;
- (f) Rush Fee: \$150.00;

(g) Deed Restriction Compliance/Violation Inspection Fee: \$250.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

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SIGNED THIS 20 DAY OF September, 2021.

By: [Signature], on behalf of
Graham Management, Managing Agent for
Villages at Lake Pointe Community Association, Inc.

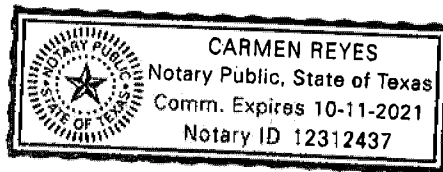
Leeann Austin
Print Name

STATE OF TEXAS §
 §
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BEFORE ME, the undersigned authority, on this day personally appeared Leeann Austin, of Graham Management, Managing Agent for Villages at Lake Pointe Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 20 day of September, 2021.

Carmen Reyes
Notary Public, State of Texas



E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

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Pages 5
09/21/2021 11:09 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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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