

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
SCHWAB LANE HOMEOWNERS ASSOCIATION**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent of Schwab Lane Homeowners Association, a non-profit corporation organized and existing under the laws of the State of Texas ("Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Tuscan Villas of Memorial.
2. Name of Association: The name of the Association is Schwab Lane Homeowners Association.
3. Recording Data for the Subdivision:

Tuscan Villas of Memorial, a subdivision of 0.6525 acres/ 28,421 square feet located in the Alexander Ewing Survey, Abstract No. 245, City of Houston, as recorded in Volume 1324, Page 389, of the Harris County Deed Records, Harris County, Texas, also being a replat of Tract E of Clay Estates, as recorded in Volume 11, page 71, of the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

a. Documents:

1. Declaration of Covenants, Conditions and Restrictions for Tuscan Villas of Memorial; and
2. Modifications of Declaration of Covenants, Conditions and Restrictions for Tuscan Villas of Memorial.

b. Recording Information:

1. Harris County Clerk's File No. X427868; and
2. Harris County Clerk's File No. X709060, respectively.

5. Name and Mailing Address of the Association: The name and mailing address of the Association Schwab Lane Homeowners Association c/o ERN Realty Management, Inc. 5850 San Felipe St., Suite 500, Houston, Texas 77057.
6. The Contact Information for the Association's Designated Representative: The name and mailing address of the designated representative of the Association is ERN Realty

Management, Inc. 5850 San Felipe St., Suite 500, Houston, Texas 77057, 713-667-5519, [myassociationmanagement@gmail.com](mailto:myassociationmanagement@gmail.com).

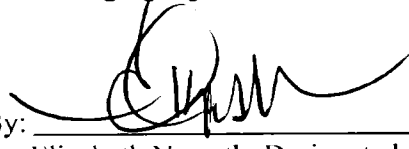
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://schwablane.com>
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Updated Resale Certificate	n/a
Transfer Fee	\$350.00
Refinance Fee	\$250.00
Expedite Fee	n/a
Questionnaire Fee	\$50.00 per page
Sixty (60) Day Letter Execution Fee	\$150.00

Executed on this 18 day of August, 2021.

**SCHWAB LANE HOMEOWNERS  
ASSOCIATION**

By: ERN Realty Management, Inc.  
Managing Agent

By:   
Elizabeth Nemeth, Designated Representative

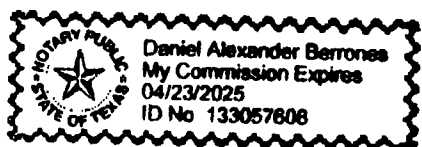
*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report all information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly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

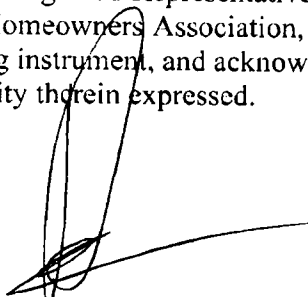
THE STATE OF TEXAS

§  
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§

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this 18<sup>th</sup> day of August, 2021 personally appeared Elizabeth Nemeth, Designated Representative of ERN Realty Management, Inc., Managing Agent of Schwab Lane Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

RP-2021-472711  
# Pages 4  
08/19/2021 11:13 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

RP-2021-472711