

BEDFORD FALLS (LAKEPOINT) COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Bedford Falls (Lakepoint) Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Bedford Falls (Lakepoint).

Name of the Association: Bedford Falls (Lakepoint) Community Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Bedford Falls, recorded under File No. W949005 and Volume 540, Page 026, along with any supplements or replats thereof;
- (b) Bedford Falls, Amending Plat No. 1, recorded under File No. X726780 and Volume 561, Page 066, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Falls (Lakepoint), under Harris County Clerk's File No. X768949, along with any amendments or supplements thereto;
- (b) Certificate of Incorporation of Bedford Falls (Lakepoint) Community Association, Inc., under Clerk's File No. Y136339;
- (c) Articles of Incorporation of Bedford Falls (Lakepoint) Community Association, Inc., under Clerk's File No. Y136339;
- (d) ByLaws of Bedford Falls (Lakepoint) Community Association, Inc., under Clerk's File No. Y136339;
- (e) Bedford Falls (Lakepoint) Community Association, Inc. Antenna and Satellite Dish System Guidelines, under Clerk's File No. Y136339;
- (f) First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Bedford Falls, under Clerk's File No. Y386029;
- (g) Fine Policy for Bedford Falls (Lakepoint) Community Association, Inc., under Clerk's File No. 20140026904;
- (h) Assessment Collection Policy of Bedford Falls (Lakepoint) Community Association, Inc., under Clerk's File No. 20150354260;
- (i) Bedford Falls (Lakepoint) Community Association, Inc. Resolution Regarding Covenants Compliance Inspection, under Clerk's File No. RP-2016-356671;
- (j) Bedford Falls (Lakepoint) Community Association, Inc. Rules Regarding Leasing, and Short-Term Leasing Prohibition, under Clerk's File No. RP-2021-293132.

Name and Mailing Address for Association

Bedford Falls (Lakepoint) Community Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association


www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner’s Account in the Association’s Records: \$45.00
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 7th day of January, 2022

Bedford Falls (Lakepoint) Community Association, Inc., acting by
and through its managing agent, Principal Management Group of
Houston



Surina Wright, Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

RP-2022-42812

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright, Vice President with Principal Management Group of Houston, the managing agent for Bedford Falls (Lakepoint) Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



[Handwritten Signature]

Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

RP-2022-42812

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Pages 4
01/25/2022 10:22 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-2022-42812