

MANAGEMENT CERTIFICATE

TALIA TRAILS COMMUNITY ASSOCIATION, INC.

This Management Certificate is executed and recorded pursuant to Section 209 004 of the TEXAS PROPERTY CODE as follows:

1. The name of the Subdivision is Talia Trails.
2. The name of the Association is Talia Trails Community Association, Inc., a Texas non-profit corporation.
3. The recording information for the Subdivision is:

Film Code No. 642176 of the Map Records of Harris County,
Texas and all amendments thereto.

4. The recording information for the Declaration and all amendments to the Declaration is/are:

Harris County Clerk's File No. 20120187874 of the Real
Property Records of Harris County, Texas.

5. The name and mailing address of the Association is:

Talia Trails Community Association, Inc.
c/o Leyendecker Management Services, Inc.
10375 Richmond Avenue, Suite 1350
Houston, TX 77042

6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:

Leyendecker Management Services, Inc.
10375 Richmond Avenue, Suite 1350
Houston, TX 77042
Telephone 713-975-6600
e-mail: kwilkinson@leyendeckergroup.com

7. Website address of the internet website where the dedicatory instruments of the Association are available: www.leyendeckergroup.com

8. The amount and description of the fee or fees charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate:

- Standard (3 business days): \$250.00
- Expedited (1 business day): \$300.00

(b) Transfer Fee: \$250.00

(c) Refinance Fee: \$200.00

(d) Capitalization Fee: 50% of annual assessments

This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of 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.

Dated this 30th day of August, 2021.

TALIA TRAILS COMMUNITY ASSOCIATION,
INC., a Texas non-profit corporation

By: Leyendecker Management Services, Inc.,
Managing Agent

By: 

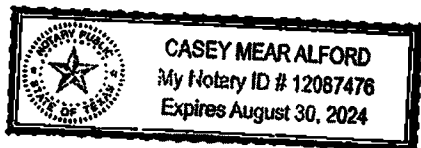
Stacy Leyendecker Jacob

Its: President

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this 30th day of August, 2021, by Stacy Leyendecker Jacob, President of Leyendecker Management Services, Inc., Managing Agent of Talia Trails Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.




Notary Public in and for the State of Texas

RP-2021-497107
Pages 3
08/31/2021 12:25 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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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