

THE PINNACLES TOWNHOME ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Pinnacles Townhome Association** (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: The Pinnacles; Kingwood Place Section Twenty -Nine.

Name of the Association: The Pinnacles Townhome Association.

Recording Data for Association:

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

- (a) Kingwood Place Section Twenty-Nine, The Pinnacles, recorded under Film Code No. 360081, 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, along with any amendments or supplements thereto:

- (a) Kingwood Place Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. E702128;
- (b) Annexation Kingwood Place, Section Eighteen into Kingwood Place Community Association, Inc., under Clerk's File No. K270973;
- (c) Declaration of Covenants, Conditions and Restrictions for Kingwood Place Village Community Association, under Clerk's File No. N862963;
- (d) Annexation A Portion of Kingwood Place, Section Twenty Four into Kingwood Place Village Community Association, under Clerk's File No. P360975;
- (e) Declaration of Covenants, Conditions, Restrictions and Easements for The Pinnacles Townhome Association Located in Kingwood Place, Section Twenty-Nine, under Harris County Clerk's File No. R093307, along with any amendments or supplements thereto;
- (f) Articles of Incorporation of The Pinnacles Townhome Association, under Clerk's File No. U153833;
- (g) Certificate of Incorporation of The Pinnacles Townhome Association, under Clerk's File No. U153833;
- (h) ByLaws of The Pinnacles Townhome Association, under Clerk's File No. U153833;
- (i) Resolution of the Board of Directors of The Pinnacles Townhome Association, under Clerk's File No. U153833;
- (j) First Amendment to the By-Laws of The Pinnacles Townhome Association, under Clerk's File No. W063408;
- (k) Articles of Incorporation of The Pinnacles Townhome Association, under Clerk's File No. 20110547760;
- (l) ByLaws of The Pinnacles Townhome Association, under Clerk's File No. 20110547760;
- (m) Architectural Guidelines Kingwood Place Village Community Association, under Clerk's File No. 20110547760;
- (n) Assignment, under Clerk's File No. N862962;

- (o) Payment Plan Policy for The Pinnacles Townhome Association Clerk’s File No. 20110547760;
- (p) Open Records Policy for The Pinnacles Townhome Association Clerk’s File No. 20110547760;
- (q) Records Retention Policy for The Pinnacles Townhome Association Clerk’s File No. 20110547760;
- (r) Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for The Pinnacles Townhome Association Clerk’s File No. 20110547760;
- (s) The Pinnacles Townhome Association 2014 Assessment Collection Policy Guidelines, under Clerk’s File No. 20130638140;
- (t) The Pinnacles Townhome Association Resolution Regarding Covenants Compliance Inspection, under Clerk’s File No. RP-2017-247204.

Name and Mailing Address for Association

The Pinnacles Townhome Association
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.thepinnaclestownhome.previews.townsq.io

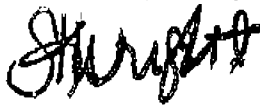
Property Transfer Fee(s) Charged by the Association:

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

RP-2022-43836

Executed on this the 7th day of January, 2022

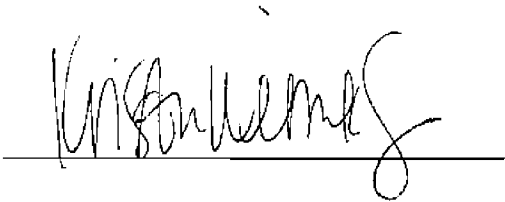
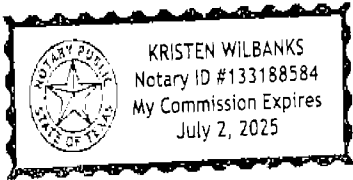
The Pinnacles Townhome Association, acting by and through its managing agent, Principal Management Group of Houston



Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

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 The Pinnacles Townhome Association, a Texas nonprofit corporation, on behalf of such corporation.



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

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Pages 4
01/25/2022 01:33 PM
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

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