

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
VILLA VERDE TOWNHOUSE ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Manager of Villa Verde Townhouse Association, Inc., (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Association:

The name of the Association is Villa Verde Townhouse Association, Inc.

2. Name of Subdivision(s):

The names of the Subdivision is Villa Verde Townhomes

3. Recording Data for the Declaration(s) and other Governing Documents:

NAME	FILING#	DATE FILED
Restated and Amended Declaration of Covenants, Conditions and Restrictions	D779745	01/12/73
Amendment to Declaration of Covenants, Conditions and Restrictions	D962082	08/29/73
Certificate of Amendment of Declaration of Covenants, Conditions and Restrictions	H520294	07/07/82
Second Amendment to Declaration of Covenants, Conditions and Restrictions	H520292	07/07/82
Third Amendment to Declaration of Covenants, Conditions and Restrictions	N685545	05/26/92
Fourth Amendment to Declaration of Covenants, Conditions and Restrictions	N965187	11/20/92
Policy Manual	W766778	06/20/03
Amendment to Bylaws	W766778	06/20/03
Second Amendment to Bylaws	W766778	06/20/03
Third Amendment to Bylaws	W766778	06/20/03
Bylaws	W766778	06/20/03
Billing and Collection Policy	W766778	06/20/03
Articles of Incorporation	20090547832	12/03/09
Amendment to Articles of Incorporation	20090547832	12/03/09
Architectural Control Committee Procedures for Approval	20100222621	05/28/10
Records Production & Copying Policy	20120038680	01/30/12
Document Retention Policy	20120038681	01/30/12
Collection Policy	20120039687	01/31/12
Boundary Lien and Consent Agreement	20130164573	04/09/13
Policy Manual (Revised)	20140189047	05/06/14
Collection Policy Guidelines	RP-2017-135313	03/30/17
<u>Amended and Restated Declaration of Covenants, Conditions and Restrictions</u>	<u>RP-2017-382680</u>	<u>08/24/17</u>
Governing Documents Enforcement and Fine Policy	RP-2018-218786	05/18/18
Patio Extension Policy	RP-2018-229113	05/24/18
Amended and Restated Bylaws	RP-2019-59223	02/13/19
Amended and Restated Patio Extension Policy	RP-2019-59223	02/13/19
Policy Manual	RP-2019-536063	12/04/19
Variance Agreement	RP-2020-114266	03/12/20
Code of Conduct for Directors	RP-2021-161272	03/26/21

RP-2023-244071

4. Recording Data for the Subdivision(s):

The recording data for the subdivision is as follows:

10.5188 acres out of the William Hardin League, Abstract No. 24, Houston, Texas; also known as Replat Villa Verde, a subdivision recorded in Volume 205, Page 105, of the Map Records of Harris County, Texas, and filed for record in the Official Public Records of Real Property of Harris County, Texas, on May 7, 1973, under Clerk's File No. D868270.

5. Association Information:

The contact information for the association is as follows:

Villa Verde Townhouse Association, Inc.
c/o Sterling AS.I. - Corporate Office
6842 N. Sam Houston Pkwy. W.
Houston, TX 77064
Phone:832-678-4500
Email address: rblock@sterlingasi.com

6. Designated Representative Information:

The contact information for the person or entity managing the association is as follows:

Kevin Puerta, Association Manager
c/o Sterling AS.I. - Corporate Office
6842 N. Sam Houston Pkwy. W.
Houston, TX 77064
Phone:832-678-4500
Email address: Kevin@SterlingAsi.com

7. Fees Related to Property Transfer::

Transfer Fee:	\$250.00
Resale Cert Fee:	\$475.00
Rush Fee:	\$ 75.00
Delivery Fee	\$ 33.00

8. Association Website:

<https://www.sterlingasi.net/>

9. Other Optional Information:

Management Company Website:
www.SterlingASI.com

Executed this the 29 day of JUNE, 2023.

VILLA VERDE TOWHOME ASSOCIATION, INC.

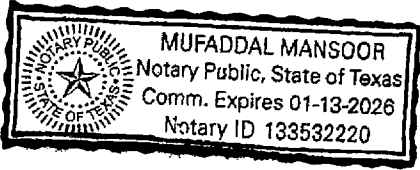
By: [Signature]
Kevin Puerta, Association Manager

Kevin Puerta
Print Name (Manager)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 29 day of JUNE, 2023, personally appeared Kevin Puerta, Manager of **VILLA VERDE TOWHOME ASSOCIATION, INC.**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.

[Signature]



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

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Pages 4
06/30/2023 10:56 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-2023-244071