

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

STATE OF TEXAS §
COUNTY OF HARRIS §

1. The name of the subdivision is Modern Midtown.
2. The name of the association is Modern Midtown Homeowners Association, a Texas unincorporated nonprofit corporation.
3. The recording data for the subdivision is:

Modern Midtown, a subdivision in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20130209798, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 653233, Map Records of Harris County, Texas.
4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for Modern Midtown, filed on September 18, 2014, under Clerk's File No. 20140418768, Official Public Records of Real Property of Harris County, Texas.
5. The name and mailing address of the association are:

Modern Midtown Homeowners Association
c/o King Property Management
720 North Post Oak Road, Suite 300
Houston, Texas 77024
www.kpmtx.com
kpm@kpmtx.com
6. The name and mailing address of the person managing the association or the association's designated representative are:

King Property Management
Attn: Manager, Eddie Parise
720 North Post Oak Road, Suite 300
Houston, Texas 77024
713-956-1995
www.kpmtx.com
kpm@kpmtx.com
7. Other information:
 - A. The subdivision is located in Houston, Harris County, Texas 77002.
 - B. The association is commonly known as Modern Midtown Homeowners Association
 - C. The subdivision is commonly known as Modern Midtown.
8. Fees: The following fees may be applicable upon sale or refinance of a home or lot:
Transfer Fee: \$200 – Due upon sale of a lot or home

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Resale Certificate Fee: \$150 – Due upon refinance of a lot or home
Capitalization Fee: Up to 100% of the Annual Assessment – due upon sale of a home or lot.

9. This management certificate is prepared and filed solely to provide contact information for the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.

10. This management certificate supersedes and replaces all previously executed and/or filed management certificates, effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Harris County, Texas.

Signed this 20th day of October 2021

Modern Midtown Homeowners Association,
a Texas nonprofit corporation

By: LiLep, LLC, a Texas limited liability company,
d/b/a KING PROPERTY MANAGEMENT, its
Manager

Name: Eddie Parise, President

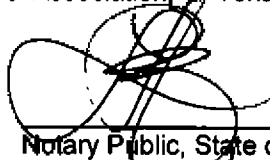
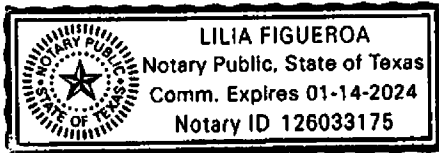


ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 20th day of October 2021, by Eddie Parise, as a Property Manager of KING PROPERTY MANAGEMENT, on behalf of the company in its capacity as the managing agent of Modern Midtown Homeowners Association, a Texas unincorporated nonprofit corporation, on behalf of the said corporation.

Seal



Notary Public, State of Texas
Print Name: Lilia Figueroa

PLEASE FILE AND RETURN TO:

King Property Management
720 North Post Oak Road, Suite 300
Houston, Texas 77024

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Pages 3
10/22/2021 11:20 AM
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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