

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THORNTON LANDING COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Thornton Landing Community Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is **Thornton Landing**.
- (2) The name of the association is **Thornton Landing Community Association, Inc.**
- (3) The subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:

a **Thornton Grove**, a subdivision of 2.9980 acres (130,594 square feet) of land situated in the S.W. Allen Survey, A-94, City of Houston, Harris County, Texas, according to the plat thereof filed under Film Code No. 673092 of the Map Records of Harris County, Texas, along with any supplements, additions or replats thereof.

- (4) The recording data for the declaration and any amendments to the declaration is as follows:

a **Declaration of Covenants, Conditions and Restrictions for Thornton Landing**, recorded under File Number RP-2018-193311 in the Official Public Records of Real Property of Harris County, Texas.

- (5) The name and mailing address of the Association is:

Thornton Landing Community Association, Inc.
c/o Community Foundation Association Management, Inc.
9450 Pinecroft Drive, #9094, Spring, Texas 77380

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is

Name:	Veronica LeBlanc
Mailing Address:	Community Foundation Association Management, Inc. 9450 Pinecroft Drive, #9094, Spring, Texas 77380
Telephone Number:	(832) 304-3711
Email:	<u>Resale@CommunityFAM.com</u>

- (7) The Association's website address is: **www.CommunityFAM.com**

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(8) The following fees are charged by the Association relating to a property transfer in the Subdivision

a. Resale Certificate.	\$250.00
b. Resale Certificate Update Fee:	\$ 75.00
c. Transfer Fee	\$250.00
d. Refinance/Statement of Accounts:	\$100.00
e. Mortgage Questionnaire:	\$175.00
f. Expedite Fee (24 Hours):	\$150.00

(9) The association fees listed above cover all costs that the association incurs related to a property transfer in the subdivision

(10) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

EXECUTED ON THIS 1st DAY OF MAY, 2024.

By **Thornton Landing Community Association, Inc.**
A Texas non-profit corporation acting by and through its
Managing Agent **Community Foundation Association Management, Inc.**



Veronica LeBlanc

President of Community Foundation Association Management, Inc.

STATE OF TEXAS

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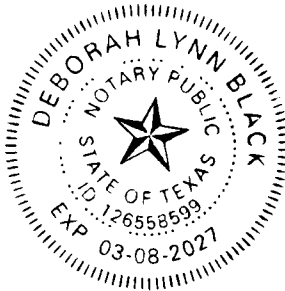
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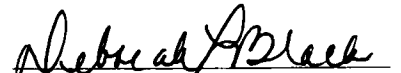
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Veronica LeBlanc, of Community Foundation Association Management, Inc., Managing Agent for **Thornton Landing Community Association, Inc.**, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the **1st day of May, 2024.**




Notary Public, State of Texas

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Pages 4
07/10/2025 03:09 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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