

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

1. The name of the subdivision is Shady Creek Community Association Inc.,
2. The name of the association is Shady Creek Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:  
  
Turkey Gully Villas no.1, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20130177162, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 653088, Map Records of Harris County, Texas.  
  
Turkey Gully Villas no.2, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20130177163, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 653090, Map Records of Harris County, Texas.
4. The recording data for the declaration is:  
  
Declaration of Covenants, Conditions, Restrictions and Easements for Shady Creek, filed under Clerk's File No. RP - 092-37 - 0395, Official Public Records of Real Property of Harris County, Texas, Official Public Records of Real Property of Harris County, Texas, as amended.
5. The name and mailing address of the association are:  
  
Shady Creek  
c/o King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024  
[www.kpmhx.com](http://www.kpmhx.com)
6. The name and mailing address of the person managing the association or the association's designated representative are:  
  
Shady Creek  
c/o King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024  
713-956-1995  
[kpm@kpmhx.com](mailto:kpm@kpmhx.com)  
[www.kpmhx.com](http://www.kpmhx.com)
7. 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.
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  
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.

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9. This management certificate supersedes and replaces all previously executed and/or filed management certificates as to the association and the subdivision as above described. This management certificate is 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 6 day of June, 2022.

Shady Creek,  
a Texas nonprofit corporation,

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

Name: Eddie Parise

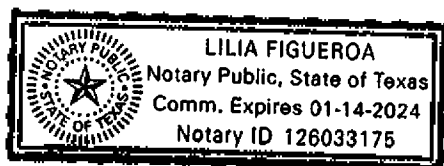
**ACKNOWLEDGMENT**

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 6 day of June, 2022, by Eddie Parise, as the Property Manager of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT, as the Manager of Shady Creek, a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]



Notary Public, State of Texas

Printed Name:

*Lilia Figueroa*

PLEASE FILE AND RETURN TO:

King Property Management  
720 N. Post Oak, Suite 300  
Houston, Texas 77024

RP-2022-300985  
# Pages 3  
06/09/2022 10:25 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

RP-2022-300985