

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
PARKWAY TERRACE COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

The undersigned, being the Manager of Parkway Terrace Community Association, Inc., 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 Parkway Terrace Community Association, Inc.:

1. Name of Subdivision: Parkway Terrace.
2. Name of Association: Parkway Terrace Community Association, Inc.
3. Recording Data for the Subdivision:
  - a) Parkway Terrace, Section One (1), a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 662005, of the Map Records of Harris County, Texas.
  - b) Parkway Terrace, Section Two (2), a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 673194, of the Map Records of Harris County, Texas.
  - c) Amending plat for Parkway Terrace, Section Two (2), a Subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 674830, of the Map Records of Harris County, Texas
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for Parkway Terrace, Section One (1) recorded under County Clerk's File No. 20140256773 in the Official Public Records of Harris County, Texas.
  - b) Supplemental Declaration of Annexation, Parkway Terrace, Section Two (2), recorded under County Clerk's File No. 201550099885 in the Official Public Records of Harris County, Texas.
  - c) Amended Supplemental Declaration of Annexation, Parkway Terrace, Section Two (2), recorded under County Clerk's File No. 20150452386 in the Official Public Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: Parkway Terrace Community Association, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Parkway Terrace Community Association, Inc., c/o FirstService Residential Houston, 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: houston@fsresidential.com
9. The Association's website may be found at: https://parkwayterrace.connectresident.com
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
  - b. Resale Certificate Update Fee: \$75.00.
  - c. Welcome Packet Fee: \$26.50.
  - d. Transfer Fee: \$340.00.
  - e. Refinance Fee: \$100.00.

Executed on this the 29 day of November 2023.

PARKWAY TERRACE COMMUNITY  
ASSOCIATION, INC.

By: *Courtney Aguilera*  
Courtney Aguilera, Manager and Agent

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 29<sup>th</sup> day of November 2023 personally appeared Courtney Aguilera Manager and Agent of Parkway Terrace Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



*[Signature]*  
Notary Public in and for the State of Texas

RECORDED BY:



6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

RP-2023-462094

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# Pages 4  
12/08/2023 08:08 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-2023-462094