

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE GARDENS CONDOMINIUM COUNCIL OF CO-OWNERS, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the President of The Gardens Condominium Council of Co-Owners, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by The Gardens Condominium Council of Co-Owners, Inc.:

1. Name of Condominium: The Gardens Condominiums.
2. Name of Association: The Gardens Condominium Council of Co-Owners, Inc.
3. Location of the Condominium and Recording information for the Declaration:
 - a. A Condominium located at 2507 Montrose, Houston, Texas 77006.
 - b. Condominium Declaration for The Gardens dated October 25, 1984 and recorded under Clerk's File Number J753862 in the Official Public Records of Real Property of Harris County, Texas, and further recorded in Volume 149, Page 84 of the Condominium Records of Harris County, Texas.
 - c. First Amendment to the Condominium Declaration for The Gardens dated October 19, 1987 and recorded under Clerk's File Number L391082 in the Official Public Records of Real Property of Harris County, Texas, and further recorded in Volume 155, Page 97 of the Condominium Records of Harris County, Texas.
 - d. Second Amendment to the Condominium Declaration for The Gardens dated December 4, 1987 and recorded under Clerk's File Number L459225 in the Official Public Records of Real Property of Harris County, Texas, and further recorded in Volume 155, Page 132 of the Condominium Records of Harris County, Texas.
 - e. Third Amendment to the Condominium Declaration for The Gardens Condominium dated February 13, 1996 and recorded under Clerk's File Number RP-2018-152814 in the Official Public Records of Real Property of Harris County, Texas, and further recorded under Film Code No. 216642 in the Condominium Records of Harris County, Texas.

- f. Fourth Amendment to the Condominium Declaration for The Gardens Condominium dated March 10, 2018 and recorded under Clerk's File Number RP-2018-152814 in the Official Public Records of Real Property of Harris County, Texas, and further recorded under Film Code No. 216642 in the Condominium Records of Harris County, Texas.
- 4. Name and Mailing Address of the Association: The Gardens Condominium Council of Co-Owners, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339.
- 5. Name and Mailing Address of Person Managing the Association or its Designated Representative: The Gardens Condominium Council of Co-Owners, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339.
- 6. Telephone Number to Contact the Association: The Gardens Condominium Council of Co-Owners, Inc. c/o Prestige Association Management Group Corporation (281) 607-7701.
- 7. Email Address to Contact the Association: sarahe@pamgtx.com
- 8. The Association's website may be found at:
<https://frontsteps.cloud/CaliberWeb2> Prestige and www.pamgtx.com
- 9. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
 - b. Rush Fee: \$125.00 if needed within 24 hours; \$100.00 if needed within three (3) days.
 - c. Transfer Fee, including a statement of account: \$250.00.
 - d. Refinance Fee: \$200.00.
 - e. New Owner Welcome Book: \$135.00.
 - f. Condominium Questionnaire: \$300.00 or more, not to exceed \$500.00.

Executed on this the 18th day of September 2023.

THE GARDENS CONDOMINIUM
COUNCIL OF CO-OWNERS, INC., a
Texas non-profit corporation, acting through
its President

By: [Signature]
Ben Jones, President

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §
ACKNOWLEDGMENT

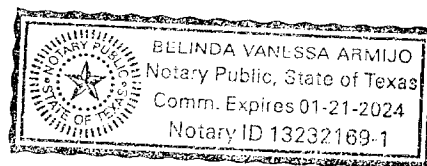
BEFORE ME, the undersigned notary public, on this the 18th day of September 2023, personally appeared Ben Jones, President of The Gardens Condominium Council of Co-Owners, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

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

E-RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479



RP-2023-359710
Pages 4
09/19/2023 01:40 PM
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-2023-359710