

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PROPERTY OWNERS ASSOCIATION OF BALMORAL, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Property Owners Association of Balmoral, Inc. ("**Association**"), 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 the Association:

1. Name of Subdivision: The name of the subdivision is Balmoral.
2. Name of Association: The name of the Association is Property Owners Association of Balmoral, Inc.
3. Recording Data for the Subdivision:

Balmoral, a subdivision in Harris County, described by metes and bounds in Exhibit "A" attached to the document described below under 4.a.(1) and 4.b.(1).

Balmoral, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 680970 of the Map Records of Harris County, Texas, save and except Restricted Reserve "E" and Unrestricted Reserve "F" and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 680973 of the Map Records of Harris County, Texas, save and except Restricted Reserve "E" and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 686162 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 686165 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 684748 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 685839 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 685570 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 685843 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 686712 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 686716 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Eleven (11), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688280 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Twelve (12), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 689704 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Thirteen (13), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 686922 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Fourteen (14), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 689851

of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Fifteen (15), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688283 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Sixteen (16), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688173 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Seventeen (17), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688286 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Eighteen (18), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 688556 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Nineteen (19), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 690621 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Twenty (20), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 691174 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Twenty-One (21), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 690348 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Twenty-Two (22), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 690483 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Twenty-Three (23), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 690351 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Twenty-Five (25), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 694829 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral, Section Twenty-Six (26), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 695291 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

8.353 acre tract being commonly known as Balmoral, Section Twenty-Seven (27) more particularly described by metes and bounds in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Balmoral [The Annexed Property Being Commonly Known as Balmoral, Section Twenty-Seven (27)]" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2022-57520.

7.114 acre tract being a portion of Balmoral Bend Drive Reserves, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 698190 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any. The metes and bounds description as more particularly described in Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for A Portion of Balmoral Bend Drive Estates" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2022-58431.

Balmoral East, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 699705 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral East, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 700584 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Balmoral East, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 700711 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Balmoral.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral.
- (6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral.
- (7) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral.
- (8) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions Balmoral.
- (9) Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Balmoral.
- (10) Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section One (1) a Subdivision in Harris County, Texas.
- (11) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Two (2) a Subdivision in Harris County, Texas.
- (12) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Three (3) a Subdivision in Harris County, Texas.
- (13) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Four (4) a Subdivision in Harris County, Texas.
- (14) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Five (5) a Subdivision in Harris County, Texas.
- (15) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Five (5) a Subdivision in Harris County, Texas.
- (16) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Six (6) a Subdivision in Harris County, Texas.
- (17) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Seven (7) a Subdivision in Harris County, Texas.
- (18) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Eight (8) a Subdivision in Harris County, Texas.

- (19) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Nine (9) a Subdivision in Harris County, Texas.
- (20) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Ten (10) a Subdivision in Harris County, Texas.
- (21) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Eleven (11) a Subdivision in Harris County, Texas.
- (22) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Twelve (12) a Subdivision in Harris County, Texas.
- (23) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Thirteen (13) a Subdivision in Harris County, Texas.
- (24) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Thirteen (13) a Subdivision in Harris County, Texas.
- (25) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Fourteen (14) a Subdivision in Harris County, Texas.
- (26) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Fifteen (15) a Subdivision in Harris County, Texas.
- (27) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Fifteen (15) a Subdivision in Harris County, Texas.
- (28) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Sixteen (16) a Subdivision in Harris County, Texas.
- (29) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Seventeen (17) a Subdivision in Harris County, Texas.
- (30) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Eighteen (18) a Subdivision in Harris County, Texas.
- (31) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Nineteen (19) a Subdivision in Harris County, Texas.
- (32) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Nineteen (19) a Subdivision in Harris County, Texas.
- (33) Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for

- Balmoral, Section Nineteen (19) a Subdivision in Harris County, Texas.
- (34) Third Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Nineteen (19).
 - (35) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Twenty (20) a Subdivision in Harris County, Texas.
 - (36) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Twenty-One (21) a Subdivision in Harris County, Texas.
 - (37) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Twenty-Two (22) a Subdivision in Harris County, Texas.
 - (38) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Twenty-Three (23) a Subdivision in Harris County, Texas.
 - (39) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral, Section Twenty-Five (25) a Subdivision in Harris County, Texas.
 - (40) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase One of Balmoral, Section Twenty-Six (26) a Subdivision in Harris County, Texas.
 - (41) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Phase Two of Balmoral, Section Twenty-Six (26) a Subdivision in Harris County, Texas.
 - (42) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Balmoral [The Annexed Property Being Commonly Known as Balmoral, Section Twenty-Seven (27)].
 - (43) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for A Portion of Balmoral Bend Drive Reserves.
 - (44) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Balmoral East, Section One (1) a Subdivision in Harris County, Texas.
 - (45) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Balmoral [The Annexed Property Being Commonly Known as Balmoral East, Section Two (2)].
 - (46) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Balmoral [The Annexed Property Being Commonly Known as Balmoral East, Section Two (2)].

- (47) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Balmoral [The Annexed Property Being Commonly Known as Balmoral East, Section Three (3)].
- (48) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Balmoral [The Annexed Property Being Commonly Known as Balmoral East, Section Three (3)].

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2017-139910.
- (2) Harris County Clerk's File No. RP-2017-322534.
- (3) Harris County Clerk's File No. RP-2018-41325.
- (4) Harris County Clerk's File No. RP-2018-78248.
- (5) Harris County Clerk's File No. RP-2018-531446.
- (6) Harris County Clerk's File No. RP-2020-408955.
- (7) Harris County Clerk's File No. RP-2020-489653.
- (8) Harris County Clerk's File No. RP-2021-739703.
- (9) Harris County Clerk's File No. RP-2022-195799.
- (10) Harris County Clerk's File No. RP-2017-147521.
- (11) Harris County Clerk's File No. RP-2017-148046.
- (12) Harris County Clerk's File No. RP-2018-420854.
- (13) Harris County Clerk's File No. RP-2018-420913.
- (14) Harris County Clerk's File No. RP-2018-207248.
- (15) Harris County Clerk's File No. RP-2018-245283.
- (16) Harris County Clerk's File No. RP-2018-429227.
- (17) Harris County Clerk's File No. RP-2018-326742.
- (18) Harris County Clerk's File No. RP-2018-420879.
- (19) Harris County Clerk's File No. RP-2019-61507.
- (20) Harris County Clerk's File No. RP-2019-61523.
- (21) Harris County Clerk's File No. RP-2019-196984.
- (22) Harris County Clerk's File No. RP-2019-554038.
- (23) Harris County Clerk's File No. RP-2019-25245 and re-recorded under Clerk's File No. RP-2019-32483.
- (24) Harris County Clerk's File No. RP-2019-99717.
- (25) Harris County Clerk's File No. RP-2019-486370.
- (26) Harris County Clerk's File No. RP-2019-197021.
- (27) Harris County Clerk's File No. RP-2019-329453.
- (28) Harris County Clerk's File No. RP-2019-194260.
- (29) Harris County Clerk's File No. RP-2019-275011.
- (30) Harris County Clerk's File No. RP-2019-455163.
- (31) Harris County Clerk's File No. RP-2020-294574.
- (32) Harris County Clerk's File No. RP-2020-394391.
- (33) Harris County Clerk's File No. RP-2021-478443.
- (34) Harris County Clerk's File No. RP-2022-302671.
- (35) Harris County Clerk's File No. RP-2020-158632.

- (36) Harris County Clerk's File No. RP-2020-56954.
- (37) Harris County Clerk's File No. RP-2020-77991.
- (38) Harris County Clerk's File No. RP-2020-44388.
- (39) Harris County Clerk's File No. RP-2021-550613.
- (40) Harris County Clerk's File No. RP-2021-484314.
- (41) Harris County Clerk's File No. RP-2021-550612.
- (42) Harris County Clerk's File No. RP-2022-57520.
- (43) Harris County Clerk's File No. RP-2022-58431.
- (44) Harris County Clerk's File No. RP-2022-339629.
- (45) Harris County Clerk's File No. RP-2022-395228.
- (46) Harris County Clerk's File No. RP-2022-463671.
- (47) Harris County Clerk's File No. RP-2022-395229.
- (48) Harris County Clerk's File No. RP-2022-463672.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Property Owners Association of Balmoral, Inc. c/o Principal Management Group of Houston, 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMG Conveyance Department, Principal Management Group of Houston. Address: 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041. Phone No.: 713.329.7100. Email Address: webmaster@pmghouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.townsq.io.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
New Account Set Up Fee	\$ 65.00
Resale Certificate Fee	\$ 340.00
Resale Certificate Update Fee	\$ 75.00
Legacy Account Closure Fee	\$ 220.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation	\$175.00 1 day expedite; \$125.00 3 day expedite
PMG Transfer Fee	\$ 220.00
Operating Fund Capitalization Fee	Each owner, (other than the

[Declaration Article V, Section 5.7]	Developer, a Declarant or a Builder as defined in the Declaration) upon acquiring title to a lot, shall pay an Operating Fund Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The current Operating Fund Capitalization Fee is \$412.00. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee [Declaration Article V, Section 5.8]	Upon transfer of ownership of a lot by a builder only, the lot is subject to a Reserve Fund Capitalization Fee in an amount equal to 1/4 th of the then-current Annual Assessment. The current Reserve Fund Capitalization Fee is \$206.00. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.
Administrative Fee [Declaration Article V, Section 5.9]	An Administrative Fee will be charged in connection with the sale of a lot in the amount not to exceed 1/3 rd of the Annual Assessment. The Developer and Declarant are exempt from payment of the Administrative Fee. The current Administrative Fee is \$274.67. For future years, the Administrative Fee amount must be confirmed with the Association.
Adopt A School Assessment [Declaration Article V, Section 5.10]	The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a builder to a purchaser, \$100.00 to be paid by the builder/seller and \$100.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay a sum equal to 1/4 th of the then-current Annual Assessment. The current Adopt a School Assessment is (a) \$200.00 or (b) \$206.00. For future years, the Adopt a School Assessment must be confirmed with the Association.
Community Enhancement Fee [Declaration Article V, Section 5.22]	Any purchaser of a lot other than the Developer, the Declarant, or a Builder (as those terms are defined in the Declaration) must pay a Community

	Enhancement Fee in the amount \$950.00.
--	--

Executed on this 23 day of February, 2024.

**PROPERTY OWNERS ASSOCIATION OF
BALMORAL, INC.**

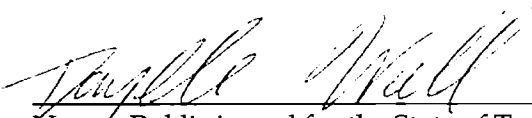
By: Principal Management Group of Houston,
Managing Agent

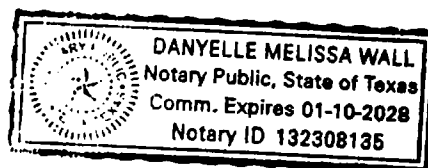

Rachel Richmond, Community Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 23 day of February, 2024 personally appeared Rachel Richmond, Community Director for Principal Management Group of Houston, Managing Agent for Property Owners Association of Balmoral, 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.


Notary Public in and for the State of Texas



RP-2024-65945
Pages 12
02/27/2024 08:44 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$65.00

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-2024-65945