

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
2727 KIRBY CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being an officer of 2727 Kirby Condominium Association, Inc. and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Amended and Restated Management Certificate for 2727 Kirby Condominium Association, Inc., recorded as File No. **RP-2024-350579** in the Official Public Records of Harris County, Texas.

1. The name of the condominium: 2727 Kirby Condominiums
2. The name of the association: 2727 Kirby Condominium Association, Inc.,  
a Texas nonprofit corporation.
3. The location of the condominium: 2727 Kirby Dr., Houston, Texas 77098

That certain real property in Harris County, Texas, as described in "Exhibit 2" of First Amended and Restated Declaration of Condominium for 2727 Kirby Condominiums, recorded on May 7, 2009 as File No. 20090193056 in the Official Public Records of Harris County, Texas. ("The Declaration")

4. The recording data for the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name, mailing address, telephone number, and email address of the person or entity managing the association:

Name: 2727 Kirby Condominium Association, Inc.  
c/o AMI Communities, LLC  
Mailing Address: 8 Farther Point  
Houston, Texas 77024  
Telephone Number: (281) 915-0005  
Email Address: [info@amicommunities.com](mailto:info@amicommunities.com)

6. The website address of any Internet website on which the association's dedicatory instruments are available: <http://www.2727kirbycondo.com/>

7. The amount and description of a fee or fees charged by the association relating to a property transfer in the condominium:

Costs for services provided by the Agent billed directly to the Owner

Description	Fee
Resale Certificate (with Governing Documents)	\$395.00
Completion of Mortgage/Lender Questionnaire	\$225.00
Transfer of Ownership Fee	\$300.00
Refinance Fee	\$160.00
HOA Quote/Statement of Account	\$110.00
Governing Documents Only	\$50.00
Expedited Service for the Above Services	\$300.00

8. Other Fees:

Costs for services billed to the Association and charged back to the individual Owner

	Description	Fee
<b>1</b>	<b>Assessment Collections</b>	
1.1	Late Letter	\$20.00
1.2	Certified Letter	\$20.00
1.3	Return Check Fee	\$25.00
1.4	Attendance at Hearing	Hourly
1.5	Referral to Attorney	\$20.00
<b>2</b>	<b>Violation Enforcement</b>	
2.3	Certified Letter	\$20.00
2.4	Attendance at Hearing	Hourly
2.5	Referral to Attorney	\$20.00

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

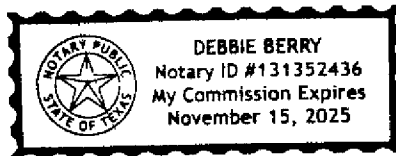
2727 KIRBY CONDOMINIUM ASSOCIATION, INC., a  
Texas nonprofit corporation

By: [Signature]  
Printed Name: Arnold Lipp  
Title: Pres.

STATE OF TEXAS           §  
  §  
COUNTY OF Harris   §

This instrument was acknowledged before me this 17<sup>th</sup> day of February, 2025 by  
Arnold Lipp, \_\_\_\_\_ of 2727 Kirby Condominium Association, Inc., a  
Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Frank O. Carroll III, Esq.  
WINSTEAD PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
focarroll@winstead.com

RP-2025-57439

## ATTACHMENT 1

### RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. First Amended and Restated Declaration of Condominium for 2727 Kirby Condominiums, recorded as File No. 20090193056, Official Public Records of Harris County, Texas.
  - a. 2727 Kirby Condominium Storage Space(s) Assignment, recorded as File No. 20120274260, Official Public Records of Harris County, Texas.
  - b. 2727 Kirby Condominium Transfer of Parking Space(s) Agreement, recorded as File No. 20120427599, Official Public Records of Harris County, Texas.
  - c. Supplement to First Amended and Restated Declaration of Condominium for 2727 Kirby Condominiums, recorded as File No. 20120196965, Official Public Records of Harris County, Texas.
    - (i) First Amendment to Supplement to First Amended and Restated Declaration of Condominium for 2727 Kirby Condominiums, recorded as File No. 20120314791, Official Public Records of Harris County, Texas.
    - (ii) Second Amendment to Supplement to First Amended and Restated Declaration of Condominium for 2727 Kirby Condominiums, recorded as File No. 20120427600, Official Public Records of Harris County, Texas.
    - (iii) Third Amendment to Supplement to First Amended and Restated Declaration of Condominium for 2727 Kirby Condominiums, recorded as File No. 20130071130, Official Public Records of Harris County, Texas.
    - (iv) Fourth Amendment to Supplement to First Amended and Restated Declaration of Condominium for 2727 Kirby Condominiums, recorded as File No. 20130185779, Official Public Records of Harris County, Texas.
  - d. Second Amendment to the First Amended and Restated Declaration of Condominium, 2727 Kirby Condominiums (Reallocation of Parking Spaces), recorded as File No. RP-2016-140237, Official Public Records of Harris County, Texas.
  - e. Third Amendment to the First Amended and Restated Declaration of Condominium, 2727 Kirby Condominiums (Reallocation of Parking Spaces), recorded as File No. RP-2017-281504, Official Public Records of Harris County, Texas.
  - f. Fourth Amendment to the First Amended and Restated Declaration of Condominium for 2727 Kirby Condominiums (Reallocation of Parking Spaces), recorded as File No. RP-2018-8838, Official Public Records of Harris County, Texas.
  - g. Fifth Amendment to the First Amended and Restated Declaration of Condominium (Reallocation of Parking Spaces), recorded as File No. 20140213413, Official Public Records of Harris County, Texas.

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- h. Fifth Amendment to the First Amended and Restated Declaration of Condominium, 2727 Kirby Condominiums (Reallocation of Parking Space), recorded as File No. RP-2018-190085, Official Public Records of Harris County,
  - i. Sixth Amendment to the First Amended and Restated Declaration of Condominium, 2727 Kirby Condominiums (Reallocation of Storage Spaces), recorded as File No. RP-2018-306676, Official Public Records of Harris County, Texas.
  - j. Seventh Amendment to the First Amended and Restated Declaration of Condominium, 2727 Kirby Condominiums (Reallocation of Parking Spaces), recorded as File No. RP-2018-426242, Official Public Records of Harris County, Texas.
  - k. Eighth Amendment to the First Amended and Restated Declaration of Condominium, 2727 Kirby Condominiums (Reallocation of Parking Spaces), recorded as File No. RP-2018-538857, Official Public Records of Harris County, Texas.
  - l. Ninth Amendment to the First Amended and Restated Declaration of Condominium, 2727 Kirby Condominiums (Reallocation of Parking Spaces), recorded as File No. RP-2021-265526, Official Public Records of Harris County, Texas.
  - m. Tenth Amendment to the First Amended and Restated Declaration of Condominium, 2727 Kirby Condominiums (Reallocation of Parking Spaces), recorded as File No. RP-2021-465575, Official Public Records of Harris County, Texas.
2. 2727 Kirby Condominium Association, Inc. – First Supplement to Community Manual – Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded as File No. RP-2022-235603, Official Public Records of Harris County, Texas.
- a. 2727 Kirby Condominium Association, Inc. – First Supplement to Community Manual – Supplemental Policies and Rules Adopted Pursuant to the 2021 Legislative Session, recorded as File No. RP-2022-406406, Official Public Records of Harris County, Texas.
  - b. 2727 Kirby Condominium Association, Inc. – Second Supplement to Community Manual – Certificate of Formation, First Amendment to the Bylaws, and Supplemental Policies and Rules, recorded as File No. RP-2024-113197, Official Public Records of Harris County, Texas.
  - c. 2727 Kirby Condominium Association, Inc. – Third Supplement to Community Manual – Rescission of Board Resolution: Covered Property under Master Insurance Policy; Second Amended and Restated Insurance and Deductible Policy, recorded as File No. RP-2024-387594, Official Public Records of Harris County, Texas.

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# Pages 6  
02/18/2025 03:39 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

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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