

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

STATE OF TEXAS       §  
COUNTY OF HARRIS   §

1. The name of the subdivision is Hunters Creek Villas.
2. The name of the association is Hunters Creek Villas Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

Hunters Creek Villas Community Association, Inc., a subdivision in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. V075415, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 478146, Map Records of Harris County, Texas.

4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for Hunters Creek Villas Community Association, Inc., filed on November 21, 2002 under Clerk's File No. W239991, Official Public Records of Real Property of Harris County, Texas, as amended by instruments filed on June 22, 2004 and August 15, 2006 under Clerk's File No. X710693, Y159481 and Z533518 Official Public Records of Real Property of Harris County, Texas.

5. The name and mailing address of the association are:

Hunters Creek Villas Community Association, Inc.  
c/o King Property Management  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024  
[www.kpmtx.com](http://www.kpmtx.com)  
[kpm@kpmtx.com](mailto:kpm@kpmtx.com)

6. The name and mailing address of the person managing the association or the association's designated representative are:

King Property Management  
Attn: Manager, Eddie Parise  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024  
713-956-1995  
[www.kpmtx.com](http://www.kpmtx.com)  
[kpm@kpmtx.com](mailto:kpm@kpmtx.com)

7. Other information:

- A. The subdivision is located in Houston, Harris County, Texas 77055.
- B. The association is commonly known as Hunters Creek Villas Community Association, Inc.
- C. The subdivision is commonly known as Hunters Creek Villas.

RP-2021-588146

D. 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.

8. This management certificate supersedes and replaces all previously executed and/or filed management certificates, 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 12<sup>th</sup> day of October 2021

Hunters Creek Villas Community Association, Inc.,  
a Texas nonprofit corporation

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

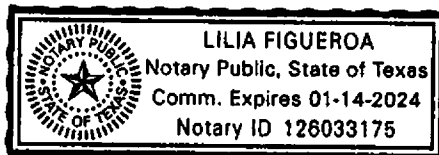


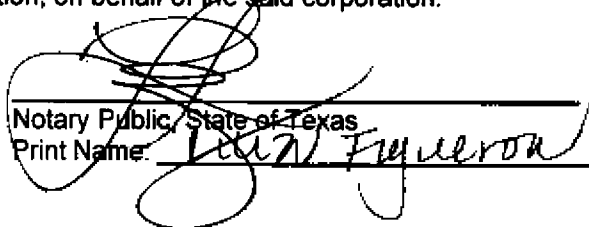
By Eddie Parise, President

ACKNOWLEDGMENT

STATE OF TEXAS     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 12<sup>th</sup> day of October 2021 by Eddie Parise, as a Property Manager of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT, on behalf of the company in its capacity as the managing agent of Hunters Creek Villas Community Association, Inc., a Texas nonprofit corporation, on behalf of the said corporation.



  
Notary Public, State of Texas  
Print Name: Lilia Figueroa

PLEASE FILE AND RETURN TO:

King Property Management  
720 North Post Oak Road, Suite 300  
Houston, Texas 77024

RP-2021-588146

RP-2021-588146  
# Pages 3  
10/12/2021 02:45 PM  
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-2021-588146