

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HARMONY COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Harmony Commercial Property Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The real property under the jurisdiction of the Association is commonly referred to as Harmony Commercial.
2. Name of Association: The name of the Association is Harmony Commercial Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" and Exhibit "B" attached to the "Harmony Commercial property Owners Association, Inc. Declaration of Covenants, Conditions and Restrictions" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2013103828 (which said Exhibit "A" is incorporated herein by reference).
 - b. 1.528 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony Commercial Property Owners Association, Inc." recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2015043395 (which said Exhibit "A" is incorporated herein by reference).
 - c. 4.612 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony Commercial Property Owners Association, Inc." recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2015070364 (which said Exhibit "A" is incorporated herein by reference).

- d. 2.24 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony Commercial Property Owners Association, Inc." recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2015071355 (which said Exhibit "A" is incorporated herein by reference).
- e. 2.083 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony Commercial Property Owners Association, Inc." recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2017047535 (which said Exhibit "A" is incorporated herein by reference).
- f. 3.145 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony Commercial Property Owners Association, Inc." recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2018037517 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Harmony Commercial Property Owners Association, Inc. Declaration of Covenants, Conditions and Restrictions.
 - (2) First Amendment to Harmony Commercial Property Owners Association, Inc. Declaration of Covenants, Conditions and Restrictions.
 - (3) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony Commercial Property Owners Association, Inc.
 - (4) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony Commercial Property Owners Association, Inc.
 - (5) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Harmony Commercial Property Owners Association, Inc.
 - (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be

Annexed into Harmony Commercial Property Owners Association, Inc.

- (7) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property (A 3.145 Acre Tract) to be Annexed into Harmony Commercial Property Owners Association, Inc.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2013103828.
- (2) Montgomery County Clerk's File No. 2013132981.
- (3) Montgomery County Clerk's File No. 2015043395.
- (4) Montgomery County Clerk's File No. 2015070364.
- (5) Montgomery County Clerk's File No. 2015071355.
- (6) Montgomery County Clerk's File No. 2017047535.
- (7) Montgomery County Clerk's File No. 2018037517.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Harmony Commercial Property Owners Association, Inc. c/o FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Vanessa Barreto, Association Manager, FirstService Residential Houston. Address: 1330 Enclave Parkway, Suite 425, Houston, Texas 77077. Phone No.: 1.877.253.9689. Email Address: houston@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.fsresidential.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 295.00**
Welcome Packet Fee	\$ 26.50

Community Enhancement Fee [Decalration Article III, Section 2(d)(ii)]	The Community Enhancement Fee is \$2,0000.00 per acre.
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**Fee prior to January 1, 2023 is \$275 and will increase to \$295 effective January 1, 2023.

Executed on this 28 day of December, 2022.

**HARMONY COMMERCIAL PROPERTY
OWNERS ASSOCIATION, INC.**

By: FirstService Residential, Managing Agent

By Courtney Aguilera

Printed: Courtney Aguilera

Its: Regional 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 28 day of December 2022 personally appeared Courtney Aguilera, Regional Director of Harmony Commercial Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Elizabeth Kelli Carlile
Notary Public in and for the State of Texas



E-FILED FOR RECORD

12/28/2022 04:01PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

12/28/2022



County Clerk
Montgomery County, Texas