

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
NORTHSHORE AT TOWNE LAKE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Northshore at Towne Lake Community Association, Inc., a non-profit corporation ("Association") 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 Northshore at Towne Lake.
2. Name of Association: The name of the Association is Northshore at Towne Lake Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Towne Lake, Section Sixty-Three (63), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 698763 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) Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Towne Lake.
 - (2) First Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Towne Lake.
 - (3) Second Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Towne Lake.
 - (4) Third Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Towne Lake.
 - (5) Fourth Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Towne Lake.

- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Towne Lake, Section Sixty-Three (63) [Commonly Known as Northshore at Towne Lake].

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2018-239666.
 - (2) Harris County Clerk's File No. RP-2019-552337.
 - (3) Harris County Clerk's File No. RP-2020-26114.
 - (4) Harris County Clerk's File No. RP-2020-491153.
 - (5) Harris County Clerk's File No. RP-2021-57642.
 - (6) Harris County Clerk's File No. RP-2022-215580.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Northshore at Towne Lake Community Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024. Phone No.: 469.246.3500. Email Address: ccmctx@ccmcnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.townelakelife.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 Disclosure and Lien Estoppel Fee	\$ 375.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 50.00
Lender Questionnaire Fee-Custom	\$ 150.00
Refinance/Lien Estoppel Update	\$ 50.00
Rush Fee	\$ 100.00

<p>Reserve Assessment [Declaration Article VI, Section 6.8]</p>	<p>Upon each sale of a lot by a builder subsequent to the completion of a residential dwelling thereon and upon each sale of a lot by declarant to an individual, the purchaser of the lot must pay to the Association a Reserve Assessment in a sum equal to the Annual Maintenance Charge in effect as of the date of closing on the sale of the lot. The Reserve Assessment is due and payable on the date the deed conveying the lot is recorded. The Reserve Assessment for 2022 is \$1,674.00. For future years, the Reserve Assessment must be confirmed with the Association.</p>
<p>Foundation Fee [Declaration Article IX and Community Covenant for Towne Lake, as amended]</p>	<p>Upon each non-exempt transfer of a lot, a Foundation Fee is payable by the purchaser of the lot and is due at the time of closing on the transfer of title to the lot.</p> <p>Foundation Fee is based on the "Gross Selling Price" of a lot (as described in detail in the Community Covenant) in an amount not greater than 0.50% of the Gross Selling Price of the lot or 0.25% of the Gross Selling Price if sold by a Builder or 0.15% of the gross selling price of a Commercial Tract. Some transfers are exempt, as provided in the Community Covenant.</p>

Executed on this 11th day of November, 2022.

**NORTHSHORE AT TOWNE LAKE
COMMUNITY ASSOCIATION, INC.**

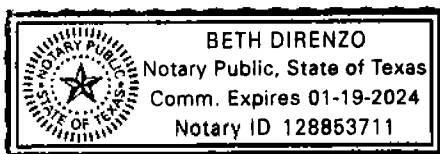
By: Capital Consultants Management Corporation,
Managing Agent


Andy Babbitt, Regional President

*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 §
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COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 11th day of November 2022 personally appeared Andy Babbitt, Regional President for Capital Consultants Management Corporation, Managing Agent for Northshore at Towne Lake Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Beth D. Renzo
Notary Public in and for the State of Texas

RP-2022-550379
Pages 5
11/15/2022 09:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2022-550379