

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
TEALWOOD HOME OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Secretary of Tealwood Home Owners 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 Tealwood.
2. **Name of Association:** The name of the Association is Tealwood Home Owners Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. Tealwood, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 117, Page 54 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Tealwood, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 144, Page 23 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Tealwood, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 144, Page 28 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) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Tealwood, Sections One (1) through Three (3).
 - (2) First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Tealwood, Sections One (1) through Three (3).

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b. Recording Information:

- (1) Harris County Clerk's File No. T463933.
- (2) Harris County Clerk's File No. RP-2017-290148.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Tealwood Home Owners Association, Inc., 650 W. Bough Lane, Suite 150-158, Houston, Texas 77024-4049.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Christine Routt, Secretary. Address: 650 W. Bough Lane, Suite 150-158, Houston, Texas 77024-4049. Phone No.: 281.639.9742. Email Address: Tealwood.Secty@gmail.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: <http://tealwood.org>.
- 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	\$ 200.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 300.00
Reserve Assessment [Declaration Article V, Section 5.9]	A Reserve Assessment is payable to the Association by the purchaser of a lot upon transfer of title to the lot. The amount of the Reserve Assessment is \$300.00.

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EXECUTED on this 24th day of May, 2022.

**TEALWOOD HOME OWNERS
ASSOCIATION, INC.**

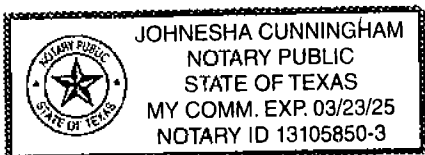
By: Christine Roult
Christine Roult, Secretary

*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 24th day of May, 2022 personally appeared Christine Roult, Secretary of Tealwood Home Owners Association, Inc.n, 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.

Johnesha Cunningham
Notary Public in and for the State of Texas



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Pages 4
05/24/2022 03:40 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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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