

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
ASHFORD PARK HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

ASHFORD PARK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Ashford Park.
- (2) The name of the association is Ashford Park Homeowners Association, Inc.
- (3) The subdivision is recorded in the Map or Plat Records of Harris County, Texas, as follows:
  - a. Ashford Park, Section 1, under Clerk’s File No. F005474;
  - b. Replat of Ashford Park, Section 1, under Clerk’s File No. F122909;
  - c. Ashford Park, Section 2, under Clerk’s File No. F301159;
  - d. Ashford Park, Section 3, under Clerk’s File No. G124591;
  - e. Ashford Park, Section 4, under Clerk’s File No. G124640;
  - f. Ashford Park, Section 5, under Clerk’s File No. G139588;
  - g. Ashford Park, Section 6, under Clerk’s File No. F615120.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Ashford Park Declaration, under Clerk’s File No. F068533;
  - b. Amendment to Declaration of Covenants, Conditions and Restrictions of Ashford Park, Section One, under Clerk’s File No. F309743;
  - c. Declaration of Covenants, Conditions and Restrictions, Ashford Park, Section Two, under Clerk’s File No. F423094;
  - d. Declaration of Covenants, Conditions and Restrictions, Ashford Park, Section Three, under Clerk’s File No. H357954;

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- e. Declaration of Covenants, Conditions and Restrictions, Ashford Park, Section Four, under Clerk's File No. H357955;
- f. Declaration of Covenants, Conditions and Restrictions, Ashford Park, Section Five, under Clerk's File No. H357953;
- g. Declaration of Covenants, Conditions and Restrictions, Ashford Park, Section Six, under Clerk's File No. F977360;
- h. Amendment to Easements and Restrictive Covenants, under Clerk's File No. H127772;
- i. Amendment to Declaration of Covenants, Conditions and Restrictions, Ashford Park, Section Six, under Clerk's File No. H095292;
- j. Adoption and Ratification of Declaration of Covenants, Conditions and Restrictions, Ashford Park, Section Six, under Clerk's File No. H060902.

(5) The name and mailing address of the Association is:

Ashford Park Homeowners Association, Inc.  
c/o Graham Management  
2825 Wilcrest Drive, Suite 600  
Houston, Texas 77042.

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. Graham Management;
- b. 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042;
- c. (713) 329-7108;
- d. [graham@grahammanagementhouston.com](mailto:graham@grahammanagementhouston.com).

(7) The Association's website address is: [www.grahammanagementhouston.com](http://www.grahammanagementhouston.com).

(8) The following fees are charged by the Association relating to a property transfer in the  
Subdivision:

- a. Resale Certificate Fee: \$375.00;

- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$300.00;
- d. Refinance Fee: \$275.00;
- e. Payoff Request Fee: \$125.00;
- f. Rush Fee: \$150.00;
- g. Deed Restriction Compliance/Violation Inspection Fee: \$250.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 30 DAY OF August, 2021.

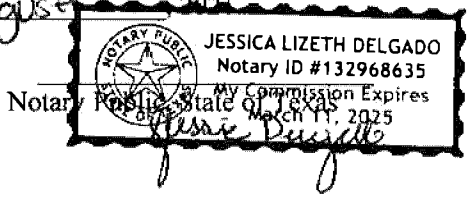
By: [Signature], Managing Agent for Ashford Park Homeowners Association, Inc., on behalf of Graham Management.

Wendy Tran  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Wendy Tran, of Graham Management, Managing Agent for Ashford Park Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30<sup>th</sup> day of August, 2021.



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# Pages 4  
09/07/2021 09:31 AM  
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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