

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
ASHFORD COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

ASHFORD COMMUNITY 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 names of the subdivision are Ashford South and Ashford Forest.
- (2) The name of the association is Ashford Community Association, Inc.
- (3) The subdivision is recorded in the Map or Plat Records of Harris County, Texas, as follows:
 - a. Ashford South, Section 1, under Clerk’s File No. C283770;
 - b. Ashford South, Section 2, under Clerk’s File No. C645559;
 - c. Ashford South, Section 3, under Clerk’s File No. C870317;
 - d. Ashford Forest, Section 3, under Clerk’s File No. C224269;
 - e. Ashford Forest, Section 4, under Clerk’s File No. C612373;
 - f. Replat and Extension of Ashford Forest, Section 4, under Clerk’s File No. C612373;
 - g. Ashford Forest, Section 5, under Clerk’s File No. C873831.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
 - a. Ashford South Section One Residential Deed Restrictions, under Clerk’s File No. C288431;
 - b. Amendment to Residential Deed Restrictions Ashford South Section One, under Clerk’s File No. E289603;
 - c. Ashford South Section Two Residential Deed Restrictions, under Clerk’s File No. C647978;

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- d. Amendment to Residential Deed Restrictions Ashford South Section Two, under Clerk’s File No. E289604;
- e. Amendment to Residential Deed Restrictions Ashford South Section Three, under Clerk’s File No. E289606;
- f. Ashford South Section Three Residential Deed Restrictions, under Clerk’s File No. C929705;
- g. Ashford Forest Section Three Residential Deed Restrictions, under Clerk’s File No. C225488;
- h. Ashford Forest Section Four Residential Deed Restrictions, under Clerk’s File No. C338559;
- i. Amendment to Restrictions for Ashford Forest Section Four, under Clerk’s File No. C501512;
- j. Replat and Extension of Ashford Forest, Section Four Residential Deed Restrictions, under Clerk’s File No. C613493;
- k. Ashford Forest Section Five Residential Deed Restrictions, under Clerk’s File No. C929706;
- l. Amendment to Residential Deed Restrictions Ashford Forest Section Five, under Clerk’s File No. E289608.

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

Ashford Community 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.

(7) The Association's website address is: 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.

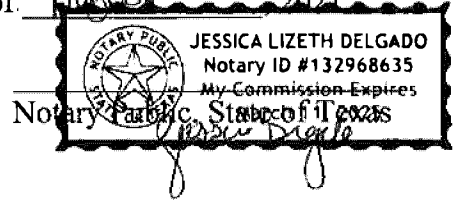
By: Andjela Tomic, Managing Agent for Ashford Community Association, Inc., on behalf of Graham Management.

Andjela Tomic
Print Name

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Andjela Tomic, of Graham Management, Managing Agent for Ashford Community 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 30th day of AUGUST 2021



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Pages 5
08/31/2021 11:57 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

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