

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
SAN JULIO MANOR HOMEOWNERS ASSOCIATION**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

San Julio Manor Association, a Texas non-profit corporation, files this Property Owners Association Management Certificate (which supersedes any and all prior Management Certificates) pursuant to §209.004 of the Texas Property Code as follows:

- (1) The name of the subdivision is San Julio Manor, Section 1 and Section 2.
- (2) The name of the association is San Julio Manor Association
- (3) The subdivision is recorded with Map and Plat Records of Harris County, Texas, along with any amendments, supplements and replats thereof, as San Julio Manor, Section 1 and Section 2, subdivisions in Harris County, Texas, according to the maps or plats thereof, recorded under Clerk’s File Nos. Y728499, and 20060062100, in the Map Records of Harris County, Texas.
- (4) The Declaration for the Association is recorded in the Real Property Records of Harris County, Texas, along with any amendments and supplements thereto, as follows:

Declaration of Covenants Conditions and Restrictions for San Julio Manor, filed for record under Clerk’s File No. Y818937;

- (5) the name and mailing address of the Association is San Julio Manor Association, c/o Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042;
- (6) The name, mailing address, telephone number and e-mail address of the Association’s Designated Representative is:
  - a) Graham Management, 2825 Wilcrest Dr. #600, Houston, Texas 77042.
  - b) (713) 334-8000
  - c) [graham@grahammanagementhouston.com](mailto:graham@grahammanagementhouston.com)

- (7) The Association’s website address is:  
[www.grahammanagementhouston.com](http://www.grahammanagementhouston.com)  
<http://www.grahammanagementhouston.com/Communities/San%20Julio%20Manor/sanjuliomanor.html>

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

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- (a) Resale Certificate Fee - \$375.00;
- (b) RUSH fee for Resale Certificate - \$150.00  
(when needed in less than the time allowed by Texas Property Code Ch. 207);
- (c) Transfer Fee- \$300.00;
- (d) Payoff Request - \$125.00;
- (e) Refinance Statement - \$275.00;
- (f) Updated Resale Certificate 30-180 days of original - \$75.00 (a new Resale Certificate must be purchased after 180 days);
- (g) Restriction Compliance Inspection - \$250.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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.

SIGNED THIS 30 DAY OF August, 2021.

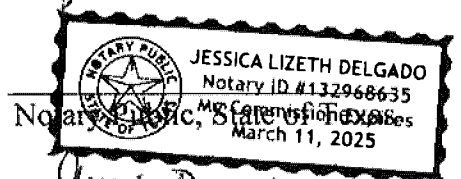
By: [Signature], on behalf of Graham Management,  
Managing Agent for San Julio Manor Association

Print Name: April Pitana

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared April Pitana, of Graham Management Managing Agent for San Julio Manor Association, 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.



Jessica Delgado

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# Pages 3  
08/31/2021 11:56 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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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