

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Shadowbriar Community Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Shadowbriar, Section One	Harris County Clerk's File No. F785619	Volume 257, Page 53, Map Records, Harris County, Texas; and as stated in said Declaration
Declaration of Covenants, Conditions and Restrictions for Shadowbriar, Section Two	Harris County Clerk's File No. G434538	Volume 275, Page 27, Map Records, Harris County Texas, and as stated in said Declaration
First Amendment to an Existing Declaration of Covenants, Conditions and Restrictions for Shadowbriar, Section One	Harris County Clerk's File No. G434540	Volume 257, Page 53, Map Records, Harris County, Texas; and as stated in said Declaration
Amendment to Existing Declarations of Covenants, Conditions and Restrictions	Harris County Clerk's File No. H502915	As stated in said Declaration
Declaration Concerning Membership of Architectural Control Committee	Harris County Clerk's File No. H875284	As stated in said Declarations
Articles of Incorporation, By-Laws, First Amendment to the By-Laws, Declaration Transferring Control of Architectural Control Committee to the Association (affects Section One and Two), Architectural Review Committee Guidelines dated April 25, 1994, and Records Retention Schedule	Harris County Clerk's File No. U147829	As stated in said Declarations

RP-2021-495066

Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels	Harris County Clerk's File No. 20120034913	As stated in said Declarations
Pool Rules	Harris County Clerk's File No. 20130512303	As stated in said Declarations
United States, State of Texas and United States Armed Forces Flag Display Guidelines	Harris County Clerk's File No. 20150293629	As stated in said Declarations
Second Amendment to Bylaws	Harris County Clerk's File No. RP-2016-382370	As stated in said Declarations
Rainwater Harvesting System Guidelines	Harris County Clerk's File No. RP-2018-396182	As stated in said Declarations
Solar Energy Devices Guidelines	Harris County Clerk's File No. RP-2018-396183	As stated in said Declarations
Resolution Regarding Exterior Maintenance Guidelines	Harris County Clerk's File No. RP-2018-510544	As stated in said Declarations
Security Measures Guidelines	Harris County Clerk's File No. RP-2021-488045	As stated in said Declarations

Name and Mailing Address for Association

Shadowbriar Community Association, Inc.
c/o Graham Management
2825 Wilcrest Drive, Suite 600
Houston, Texas 77042

Name and Mailing Address of Person Managing the Association or its Designated Representative

Tracy Graham
Graham Management
2825 Wilcrest Drive, Suite 600
Houston, Texas 77042

RP-2021-495066

Telephone Number to contact the Association

(713) 334-8000

Email Address to contact the Association

graham@grahammanagementhouston.com

Association Website

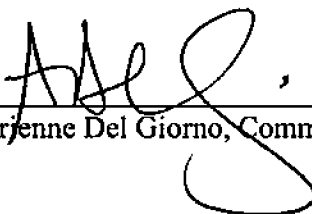
grahammanagementhouston.com

Transfer of Title Fees

Transfer Fee:	\$300.00	
Resale Certificate Fee:		\$375.00
Updated Resale Certificate Fee:		\$75.00
Rush Fee:		\$525.00 (same day)
Refinance Fee:		\$275.00
Deed Restriction Violation Inspection:		\$250.00
Payoff Request:		\$125.00
Rush Fee:		\$150.00

Executed on this the 30 day of August, 2021.

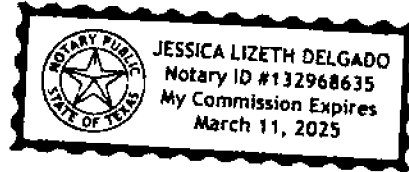
Shadowbriar Community Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, Graham Management



Adrienne Del Giorno, Community Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 30th day of August, 2021, by Adrienne Del Giorno, Community Manager with Shadowbriar Community Association, Inc., the managing agent for Shadowbriar Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.



Notary Public, State of Texas

Jessica Delgado

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

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Pages 5
08/30/2021 04:11 PM
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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