RP-2024-473218
12/19/2024 ER $29.00

INDEPENDENCE HEIGHTS HOMES COMMUNITY ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Independence Heights Homes Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "***Association***"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Independence Heights Homes.

2. Name of Association: The name of the Association is Independence Heights Homes Community Association, Inc.

3. Recording Data for the Subdivision:

   a. Independence Heights Homes, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 694730 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) Declaration of Covenants, Conditions and Restrictions for Independence Heights Homes.

   b. Recording Information:

      (1) Harris County Clerk's File No. RP-2024-394397.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Independence Heights Homes Community Association, Inc. c/o Midtown Management Corporation, 2525 Robinhood Street, Suite 111, Houston, TX 77005.

6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sonya Bradley c/o Midtown Management Corporation. Address: 2525 Robinhood Street, Suite 111, Houston, TX 77005. Phone No.: 713-489-4901. Email Address: info@midtownmgmt.com.

7. Association Website: The Association's Dedicatory Instruments are available to Members online at: https://edge.cincwebaxis.com/.

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The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate	$375.00
Transfer Fee	$320.00
Refinance Fee	$160.00
Capitalization Fee [Declaration Article VI. Section 6.8]	50% of the then-current Annual Maintenance Charge. The Capitalization Fee for 2024 is $900.00. For future years, the Capitalization Fee must be confirmed with the Association.

Executed on this 19th day of December, 2024.

INDEPENDENCE HEIGHTS HOMES COMMUNITY ASSOCIATION, INC.

By: Midtown Management Corporation, Managing Agent

By: _____
Printed: Sonya Bradley
Its: _____

*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 19th day of December, 2024 personally appeared Sonya Bradley, the Managing Agent of Midtown Management Corporation, Managing Agent for Independence Heights Homes Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

JOHN PHILIP QUIROZ
Notary ID #133959974
My Commission Expires
September 13, 2026

Notary Public in and for the State of Texas

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12/19/2024 03:04 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $29.00

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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.

COUNTY CLERK
HARRIS COUNTY, TEXAS