RP-2023-78376
03/07/2023 ER $22.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

HERITAGE SQUARE COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

HERITAGE SQUARE 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 name of the Subdivision is Heritage Square, Sections 1 and 2;

(2) the name of the Association is Heritage Square Community Association, Inc.;

(3) the subdivision is recorded in the Plat Records of Harris County, Texas, as follows:

(a) Heritage Square, Section 1, under Clerk's File No. N337609;

(b) Heritage Square, Section 1 Partial Replat, under Clerk's File No. N929314;

(c) Amending Plat of Heritage Square, Section 1, under Clerk's File No. N657392;

(d) Heritage Square, Section 1 Replat, under Clerk's File No. Z277956;

(e) Heritage Square, Section 2, under Clerk's File No. P594152;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions for Heritage Square, Section One, recorded under Harris County Clerk's File No. N542226;

(b) Declaration of Covenants, Conditions and Restrictions for Heritage Square, Section Two, recorded under Harris County Clerk's File No. P717937;

(5) the name and mailing address of the Association is: Heritage Square Community Association, Inc., c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084

(b) (281) 579-0761

(c) info@crest-management.com

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(7) The Association's website address is: https://www.crest-management.com/Communities/Heritage-Square-Community-Association

(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:

a. no charge within 30 days of original,

b. within 30-180 days of original: $75.00,

c. (a new Resale Certificate must be purchased after 180 days);

(c) Certified Statement of Account (Transfer Fee): $295.00;

(d) Refinance Statement of Account: $75.00;

(e) RUSH FEE: $100.00
(for documents that need to be provided in less than 3 business days);

(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 1 DAY OF March, 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM
on behalf of Crest Management Company, AAMC,
Managing Agent for Heritage Square Community Association, Inc.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Heritage Square 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 1st day of March, 2023.

Barbara J. Puckett
Notary Public, State of Texas

BARBARA J. PUCKETT
My Notary ID # 5647197
Expires November 17, 2025

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024

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03/07/2023 11:21 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $22.00

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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