RP-2023-93472
03/17/2023 ER $22.00

RP-2023-93472

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)

1. The name of the subdivision is Sherwood Oak Gardens

2. The name of the association is Sherwood Oak Gardens Homeowner's Association, inc., a Texas nonprofit corporation.

3. The recording data for the subdivision is:

   Sherwood Oak Gardens an addition in Harris County, Texas according to the map or plat Map Records of Harris County, Texas.

4. The recording data for the declaration is:

   Declaration of Covenants, Conditions, Restrictions and Easements for Sherwood Oak Gardens, filed under Clerk's File No. RP-2016-195408, Official Public Records of Real Property of Harris County, Texas.

5. The name and mailing address of the association are:

   Sherwood Oak Gardens
   c/o King Property Management
   720 N. Post Oak Road, Suite 300
   Houston, Texas 77024
   713-956-1995
   www.kpmtx.com

6. The name and mailing address of the person managing the association or the association's designated representative are:

   Sherwood Oak Gardens
   c/o King Property Management
   720 N. Post Oak Road, Suite 300
   Houston, Texas 77024
   713-956-1995
   www.kpmtx.com

7. This management certificate is prepared and filed solely to provide contact information for the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.

8. Fees: The following fees may be applicable upon sale or refinance of a home or lot:

   Transfer Fee: $200 – Due upon sale of a lot or home

Resale Certificate Fee: $200 – Due upon refinance of a lot or home
Capitalization Fee: Up to 100% of the Annual Assessment – due upon sale of a home or lot.

9. This management certificate supersedes and replaces all previously executed and/or filed management certificates as to the association and the subdivision as above described. This management certificate is effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Harris County, Texas.

SIGNED this 16 day of March, 2023.

Sherwood Oak Gardens,
a Texas nonprofit corporation,

By: LiLep, LLC, a Texas limited liability company,
d/b/a KING PROPERTY MANAGEMENT,

BY: Eddie Parise

E. Parise

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 16 day of March, 2023 by Eddie Parise, as the Property Manager of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT, as the Manager of Sherwood Oak Gardens, a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]

LILIA FIGUEROA
Notary Public, State of Texas
Comm. Expires 01-14-2024
Notary ID 126033175

Notary Public, State of Texas

Printed Name: Lilia Figueroa

PLEASE FILE AND RETURN TO:
King Property Management
720 N. Post Oak, Suite 300
Houston, Texas 77024

LILIA FIGUEROA
Notary Public, State of Texas
Comm. Expires 01-14-2024
Notary ID 126033175

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03/17/2023 08:38 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $22.00

RP-2023-93472

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