RP-2021-608889
10/21/2021 ER $22.00

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

STATE OF TEXAS §
COUNTY OF HARRIS §

1. The name of the subdivision is Stratton Woods.

2. The name of the association is Stratton Woods Community Association, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision is:

   Stratton Woods, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 2013057785, Official Public Records of Real Property of Harris County, Texas, Map Records of Harris County, Texas.

4. The recording data for the declaration is:

   Declaration of Covenants, Conditions, Restrictions and Easements for Stratton Woods, filed under Clerk's File No. 20140025135, Official Public Records of Real Property of Harris County, Texas.

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

   Stratton Woods Community Association, Inc.
   c/o King Property Management
   720 North Post Oak Road, Suite 300
   Houston, Texas 77024
   www.kpmtx.com
   kpm@kpmtx.com

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

   King Property Management
   Attn: Manager, Eddie Parise
   720 North Post Oak Road, Suite 300
   Houston, Texas 77024
   713-956-1995
   www.kpmtx.com
   kpm@kpmtx.com

7. Other information:

   A. The subdivision is located in Houston, Harris County, Texas 77090.

   B. The association is commonly known as Stratton Woods Community Association, Inc.

   C. The subdivision is commonly known as Stratton Woods.

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

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Resale Certificate Fee: $150 – 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 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.

10. This management certificate supersedes and replaces all previously executed and/or filed management certificates, 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 20th day of October 2021

Stratton Woods Community Association, Inc.,
a Texas nonprofit corporation

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

Name: Eddie Parise, President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 20th day of October 2021, by Eddie Parise, as a Property Manager of KING PROPERTY MANAGEMENT, on behalf of the company in its capacity as the managing agent of Stratton Woods Community Association, Inc., a Texas nonprofit corporation, on behalf of the said corporation.

Seal

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

Notary Public, State of Texas
Print Name:

PLEASE FILE AND RETURN TO:

King Property Management
720 North Post Oak Road, Suite 300
Houston, Texas 77024

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10/21/2021 02:47 PM

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