

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
LANCER TOWNHOMES ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

The undersigned, being an Officer of Lancer Townhomes Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: Lancer Townhomes.
2. Name of Association: Lancer Townhomes Association, Inc.
3. Location of the Condominium and Recording Data of the Declaration:
  - a. 6401 Skyline Dr. and 505 Lancrest Lane, Houston, Texas 77057.
  - b. Enabling Declaration for Lancer Townhome Association, Inc. recorded under Volume 63, Page 1 of the Condominium Records of Harris County, Texas.
  - c. Amendment of Enabling Declaration for Lancer Townhome Association, Inc. recorded under Volume 74, Page 321 of the Condominium Records of Harris County, Texas.
4. Name and Mailing Address of the Association is: Lancer Townhomes Association, Inc., c/o Stephen Williams, Century 21 Olympian, 6060 Richmond Ave., Suite 100, Houston TX 77057.
5. Name and Mailing Address of Person Managing the Association or its Designated Representative is: Lancer Townhomes Association, Inc. c/o Stephen Williams, Century 21 Olympian, 6060 Richmond Ave., Suite 100, Houston, TX 77057.
6. Telephone Number to Contact the Association is: Lancer Townhomes Association, Inc., c/o Stephen Williams, Century 21 Olympian, 713.291.3953.
7. Email Address to Contact the Association: Stephen Williams broker@c21olympian.com
8. The Association's website may be found at: www.hoahouston.org
9. Fees charged by the Association upon the sale or transfer of Property:
  - a. Two (2) months advance monthly assessments due at closing.
  - b. Resale Certificate: \$375.00 or more, not to exceed the maximum allowable rate.

- c. Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours, \$75.00 if needed within 2-3 days, and \$50.00 if needed within 3-6 days.
- d. Updated Certificate: after 30 days of issuance of the original \$75.00.
- e. Certified Statement of Account (Transfer Fee) \$300.00
- f. Refinance Statement of Account \$250.00

Executed on this the 24 day of September, 2025.

LANCER TOWNHOMES ASSOCIATION, INC., a Texas non-profit corporation, acting through its Officer

By: Emma Regalado  
President, Officer

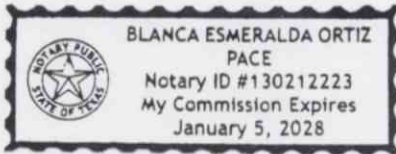
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 24<sup>th</sup> day of September 2025, personally appeared Emma Regalado, an Officer of Lancer Townhomes Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Blanca Esmeralda Ortiz Pace  
Notary Public in and for the State of Texas

E-RECORDED BY:

**SBG**

SEARS BENNETT & GERDES

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479