

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
KIRKWOOD COUNTRY HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KIRKWOOD COUNTRY HOMEOWNERS 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 Kirkwood Country;
- (2) the name of the Association is Kirkwood Country Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:
 - (a) Kirkwood Country, Section One, under Clerk's File No. F937697;
 - (b) Kirkwood Country, Section Two, under Clerk's File No. F937698;
- (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 Kirkwood Country, Section I Harris County, Texas, under Clerk's File No. F993952;
 - (b) Amendment to the Declaration of Covenants, Conditions and Restrictions of Kirkwood Country, Section I, Harris County, Texas, under Clerk's File No. G294857;
 - (c) Supplemental Declaration of Covenants, Conditions and Restrictions Kirkwood Country Section II, Harris County, Texas, under Clerk's File No. H175694;
- (5) the name and mailing address of the Association is:
 - (a) Kirkwood Country Homeowners Association, Inc., c/o MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;

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

(a) Chris Nochez, MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;

(b) (713) 776-1771;

(c) cnochez@mascapi.com;

(7) The Association's website address is: www.mascapi.com and kirkwoodcountry.com and www.kirkwoodcountry.sites.townsq.io;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$375.00;

(b) Statement of Account Fee - \$150.00;

(c) HOA Quote Fee - \$150.00;

(d) Refinance Fee - \$75.00;

(e) Transfer Fee - \$250.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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 31st DAY OF August, 2021.

By: _____, on behalf of
MASC Austin Properties, Inc., Managing Agent for
Kirkwood Country Homeowners Association, Inc.

Angela Connell
Print Name

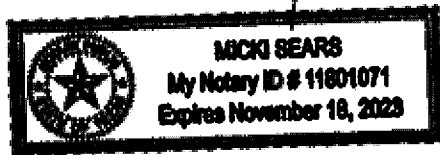
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BEFORE ME, the undersigned authority, on this day personally appeared Angela Connell, of MASC Austin Properties, Inc., Managing Agent for Kirkwood Country Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 31st day of August, 2021.

[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



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Pages 4
09/01/2021 07:57 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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