

**CERTIFICATION**

STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS       §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

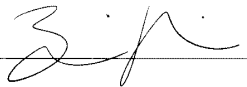
(1) I am a Director of The Vintage Royale Homeowners Association, Inc. a Texas non-profit corporation;

(2) An Instrument titled: **“Vintage Royale – Townhome Maintenance Responsibility”**, is attached hereto;

(3) The property affected by the said Instrument is described as, to wit:

Vintage Royale, Sections 1, 2, 3, and 4, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk’s Film Code Nos. 619098/652095/652098, 641013/647004, 650096, and 650129, respectively, along with any amendments, replats and extensions thereto

(4) The attached Instrument is a true and correct copy of the original, approved by the Board of Directors on September 28, 2022, at an open meeting of the Board, properly noticed to the members at which a quorum of the Board was present.

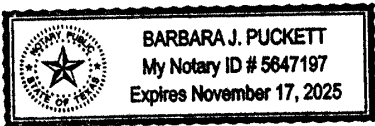
By: 

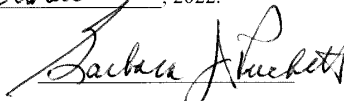
Print Name: Blair Frederick, Title: VP  
The Vintage Royale Homeowners Association, Inc.

STATE OF TEXAS            §  
  §  
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BEFORE ME, the undersigned authority, on the day personally appeared Blair Frederick, a Director and the VICE PRESIDENT of The Vintage Royale Homeowners Association, Inc., and being by me first duly sworn, declared that he/she is the person who signed the foregoing document in his/her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this 7<sup>th</sup> day of October, 2022.



  
Notary Public, State of Texas

RP-2022-500196

## VINTAGE ROYALE - TOWNHOME MAINTENANCE RESPONSIBILITY

Description	Association	Owner
ALL EXTERIOR DOORS AND DOOR FRAMES - staining and painting	X	
WINDOWS - including frames, hardware and sealing		X
A/C and Heating - including exterior unit		X
ELECTRICAL - all that exclusively serves the unit; including exterior lights/fixtures, and utility service meters, panels and circuit breakers		X
PLUMBING - all that exclusively serves the unit; including main water line from meter to house and exterior spigots		X
GARAGE - including garage door but EXCLUDING painting		X
FOUNDATIONS - rear patio and garage floor are part of foundations		X
STRUCTURAL - supports for roofs and exterior walls and shared party walls	X	
ROOF - including shingles, decking and roof jacks	X	
GUTTERS AND DOWNSPOUTS	X	
EXTERIOR BUILDING SURFACES - siding, stone, brick, excluding windows and their perspective frames	X	
EXTERIOR PAINTING - includes siding, shutters, patio doors and garage doors and front door staining	X	
EXTERIOR FENCING - includes wooden fences around rear and side patios and gates	X	
LANDSCAPING - maintenance for yards and beds including plants. <b>DOES NOT COVER ANY PLANTS AND TREES ADDED BY OWNER.</b>	x	
IRRIGATION - includes repairs	X	
PRIVATE STREETS, DRIVEWAYS AND WALKWAYS - does NOT include back patio area	X	
INTERIOR - everything inside the water barrier and outside of the studs of exterior walls; fixtures, appliances, carpeting, tile, wood flooring, wall coverings, interior paint, personal property, etc.		X
MODIFICATIONS - any modifications made to the property by the owner whether intentional or unintentional		X
PEST CONTROL - exterior only; does NOT include interior	X	

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# Pages 3  
10/10/2022 10:01 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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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