

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by H. Towne Lake Community Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake (Towne Lake, Section Two)	Harris County Clerk's File No. 20070573069	Film Code No. 604159, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake (Amendment)	Harris County Clerk's File No. 20070590522	As stated in said Supplemental Declaration
Community Covenant for Towne Lake	Harris County Clerk's File No. 20090347475	As stated in said Declarations
Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake (Annexation of Section 3)	Harris County Clerk's File No. 20090059162	Film Code Nos. 616070 and 624088, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake	Harris County Clerk's File No. 20090358788	As stated in said Declaration
First Amended and Restated Community Covenant for Towne Lake	Harris County Clerk's File No. 20100216540	As stated in said Declarations
First Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Towne Lake	Harris County Clerk's File No. 20100235906	As stated in said Declarations
Supplemental Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake [Annexation of Towne Lake, Section Thirteen (13)]	Harris County Clerk's File No. 20110060616	Film Code No. 637213, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration

RP-2021-520294

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake (Annexation Section 4 and Section 4 Partial Replat No. 1 and Extension)	Harris County Clerk's File No. 20110101301	Film Code Nos. 616072 and 624040, Map Records, Harris County, Texas; and as stated in said Supplemental and Amended Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake [Annexation of Towne Lake, Section Five (5)]	Harris County Clerk's File No. 20120214618	Film Code No. 644176, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
First Amendment to the First Amended and Restated Community Covenant for Towne Lake	Harris County Clerk's File No. 20120364978	As stated in said Declarations
Supplemental Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake [Annexation of Towne Lake, Section Twenty (20)]	Harris County Clerk's File No. 20130125427	Film Code No. 650199, Map Records, Harris County, Texas; and as stated in said Supplemental Declaration
Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake	Harris County Clerk's File No. 20130225563	As stated in said Declaration
Clarification and Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake	Harris County Clerk's File No. 20130541421	As stated in said Declaration
Second Amendment to the First Amended and Restated Community Covenant for Towne Lake	Harris County Clerk's File No. 20140521180	As stated in said Declarations
Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake	Harris County Clerk's File No. RP-2017-443121	As stated in said Declarations
Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake	Harris County Clerk's File No. RP-2020-560900	As stated in said Declarations

<p>Annexation and Supplemental Declaration (relating to a tract of land comprised of 28.887 acres)</p>	<p>Harris County Clerk's File No. RP-2020-342160</p>	<p>Film Code No. 694860, Map Records, Harris County, Texas, and as stated in said Declaration</p>
<p>Amended and Restated Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Heritage at Towne Lake (relating to a tract of land comprised of 28.887 acres)</p>	<p>Harris County Clerk's File No. RP-2021-302577</p>	<p>As stated in said declaration</p>
<p>Rules and Regulations to Boats, Docks and the Use of Recreational Lake in Towne Lake</p>	<p>Harris County Clerk's File No. 20080496299</p>	<p>As stated in said Declarations</p>
<p>First Amendment to Rules and Regulations Relating to Boats, Docks and the Use of the Recreational Lake in Towne Lake</p>	<p>Harris County Clerk's File No. 20090083184</p>	<p>As stated in said Declarations</p>
<p>Second Amendment to Rules and Regulations Relating to Boats, Docks and the Use of the Recreational Lake in Towne Lake</p>	<p>Harris County Clerk's File No. 20090105458</p>	<p>As stated in said Declarations</p>
<p>Third Amendment to Rules and Regulations Relating to Boats, Docks and the Use of the Recreational Lake in Towne Lake</p>	<p>Harris County Clerk's File No. 20100372700</p>	<p>As stated in said Declarations</p>
<p>Amended and Restated Rules and Regulations Relating to Boats, Docks and the Use of the Recreational Lake in Towne Lake</p>	<p>Harris County Clerk's File No. 20120524188</p>	<p>As stated in said Declarations</p>
<p>Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items; Open Record Policy; Records Retention Policy; and Payment Plan Policy</p>	<p>Harris County Clerk's File No. 20110516402</p>	<p>As stated in said Declarations</p>

RP-2021-520294

Certificate of Formation and Bylaws	Harris County Clerk's File No. 20080341752	As stated in said Declarations
Certificate of Formation and Bylaws	Harris County Clerk's File No. 20110381748	As stated in said Declarations
First Amendment to Bylaws	Harris County Clerk's File No. 20150125970	As stated in said Declarations
Second Amendment to Bylaws	Harris County Clerk's File No. 20150125971	As stated in said Declarations
Third Amendment to Bylaws	Harris County Clerk's File No. RP-2020-55501	As stated in said Declarations
Resolution of the Board (regarding Capitalization Fee)	Harris County Clerk's File No. 20090512407	As stated in said Declarations
Resolution of the Board (regarding Capitalization Fee)	Harris County Clerk's File No. 20090562926	As stated in said Declarations
Fining Policy	Harris County Clerk's File No. RP-2017-236212	As stated in said Declarations
Policy and Procedure regarding Age Restricted Community	Harris County Clerk's File No. RP-2017-260555	As stated in said Declarations

Name and Mailing Address for Association

H. Towne Lake Community Association, Inc.
c/o GrandManors/RealManage
P.O. Box 803555
Dallas, Texas 75380-3555

Name and Mailing Address of Person Managing the Association or its Designated Representative

Amber Hall
GrandManors/RealManage
19201 N. Canyon Lake Springs Dr.
Cypress, Texas 77433

Telephone Number to contact the Association

(281) 373-0970

Email Address to contact the Association

htowne@ciramail.com

Association Website

<https://www.ciranet.com/ResidentPortal>

Transfer of Title Fees

Conveyance Fee:	\$325.00
Capitalization Fee:	\$1,000.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$200.00
Refinance Fee:	\$250.00
Foundation Fee:	Builder Selling - 1/4 of 1% of sales price Resident Selling - 1/2 of 1% of sales price

Executed on this the 9th day of September, 2021.

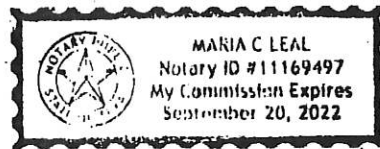
H. Towne Lake Community Association, Inc.,
a Texas non-profit corporation,
acting by and through its managing agent,
GrandManors/RealManage

Nikkole Luna, Senior Vice President

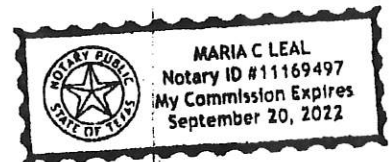
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 9 day of September, 2021, by Nikkole Luna, Senior Vice President with GrandManors/RealManage, the managing agent for H. Towne Lake Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.

Notary Public, State of Texas



When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



RP-2021-520294

RP-2021-520294
Pages 6
09/10/2021 12:48 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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.




COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-520294