

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
INVERNESS HOUSTON PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Inverness Houston Property Owners 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 Inverness Estates;
- (2) the name of the Association is Inverness Houston Property Owners Association, Inc.;
- (3) the subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Inverness Estates, Section 1, under Clerk's Film Code No. 565095;
- (b) Inverness Estates, Section 2, under Clerk's Film Code No. 569215;
- (c) Inverness Estates, Section 3, under Clerk's Film Code No. 618087;
- (d) Inverness Estates, Section 4, under Clerk's Film Code No. 599150;
- (e) Inverness Estates, Section 5, under Clerk's Film Code No. 599152;
- (f) Inverness Estates, Section 6, under Clerk's Film Code No. 603162;
- (g) Inverness Estates, Section 7, under Clerk's Film Code No. 630035;
- (h) Inverness Estates, Section 8, under Clerk's Film Code No. 678213;
- (i) Inverness Estates, Section 9, under Clerk's Film Code No. 668021;
- (j) Inverness Estates, Section 9, Amending Plat No. 1, under Clerk's Film Code No. 675670;

- (4) The recording data for the declaration and any amendments to the declaration is as follows:

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- (a) Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. Y217987;
- (b) Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. Y263192;
- (c) Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. Y407329;
- (d) Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. Y417189;
- (e) Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. Z372179;
- (f) Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. 20060024696;
- (g) Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. 20060024697;
- (h) Seventh Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. 20070725335;
- (i) Eighth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. 20100083772 and 20100246587;
- (j) Ninth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. 20100251285;
- (k) Tenth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. 20110078069 and 20140460092;

- (l) Twelfth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. RP-2016-207980;
- (m) Thirteenth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Inverness Estates, Section 1, and Inverness Estates, Section 2, under Clerk's File No. RP-2016-259911;
- (n) Bylaws, and Articles of Incorporation, under Clerk's File No. Y269312;
- (o) Amendment to the Bylaws of Inverness Houston Property Owners Association, Inc. record under Clerk's File No. RP-2018-497880;
- (p) Amendment to the Bylaws of Inverness Houston Property Owners Association, Inc. record under Clerk's File No. RP-2020-559919;
- (q) Payment Plan Policy, Records Retention Policy, Records Production Policy, Fees and Fines Policy, under Clerk's File No. 20110540916;
- (r) Board Resolution Establishing a Fine Policy, recorded under Clerk's File No. RP-2018-459213.

(5) The name and mailing address of the Association is:

Inverness Houston Property Owners Association, Inc.
c/o Inframark Management Services
2002 W Grand Parkway N, Suite 100
Katy, TX 77449;

(6) The name, mailing address, and email address of the Association's designated representative is:

(a) Inframark Management Services, 2002 W Grand Parkway N, Suite 100. Katy, TX 77449;

(b) (281) 870-0585;

(c) Jamie.Malone@inframark.com.

(7) The Association's website address is: <https://invernessestates.com/>

*This management certificate is intended to identify and provide contact information for the Inverness Houston Property Owners Association and does not purport to list all relevant legal documents for the Association. Additional documents relevant to the subdivision may be found online at the URL listed above.

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

- (a) Transfer Fee: \$275.00;
- (b) Resale Certificate Fee: \$375.00;
- (c) Updated Resale Certificate Fee: \$75.00;
- (d) Rush Fee:
 - i. \$185.00 for 1 day rush
 - ii. \$150.00 for 3 day rush
 - iii. \$125.00 for 5 day rush;
- (e) Refinance Fee: \$100.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing 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.

[CERTIFICATION AND SIGNATURE BLOCK FOLLOWS]

SIGNED THIS 19 DAY OF April, 2023.

RP-2023-147397

By: Kelly L. Bernick, on behalf of
Inframark Company, Managing Agent for
Inverness Houston Property Owners Association, Inc.

Kelly L Bernick
Print Name

STATE OF TEXAS

COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Kelly L. Bernick, of Inframark, Managing Agent for Inverness Houston Property Owners 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 19 day of April, 2023.

Sharon Ann Griffith
Notary Public, State of Texas



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Pages 6
04/26/2023 08:15 AM
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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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