

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FAIRMONT PARK HOMES ASSOCIATION, INC.

State of Texas §
 § KNOW ALL MEN BY THESE PRESENTS:
County of Harris §

Name of Subdivision(s): FAIRMONT PARK and FAIRMONT PARK WEST, Section 1

Name of Association: FAIRMONT PARK HOMES ASSOCIATION, INC.

Recording Data for Subdivisions:

FAIRMONT PARK, SECTION ONE, plat recorded in Map File No. 1577335 of the Plat Records of Harris County, Texas.

FAIRMONT PARK, SECTION TWO, plat recorded in Map File No. B490808 of the Real Property Records of Harris County, Texas.

FAIRMONT PARK, SECTION TWO, replat of Block 21 recorded in Map File No. E568529 of the Real Property Records of Harris County, Texas.

FAIRMONT PARK, SECTION TWO, replat of Blocks 22, 23, & 24 recorded in Map File No. E726069 of the Real Property Records of Harris County, Texas

FAIRMONT PARK, SECTION THREE, plat recorded in Map File No. C699642 of the Real Property Records of Harris County, Texas.

FAIRMONT PARK, SECTION FOUR, plat recorded in Map File No. F486857 of the real Property Records of Harris County, Texas.

FAIRMONT PARK WEST, SECTION ONE, plat recorded in Map File No. B696935 of the Real Property Records of Harris County, Texas.

FAIRMONT PARK WEST, SECTION ONE, replat of South ½ of Blocks 9 & 10, and replat of Blocks 11, 12, 13, 14, 15, 16, & 17, recorded in Map File No. E730371 of the Real Property Records of Harris County, Texas.

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Recording Data for Declaration and other Governing Documents:

Reservations, Restrictions and Covenants in FAIRMONT PARK, SECTION 1, recorded June 30, 1956, under Harris County Clerk's File No. 1609962, in Volume 3167, Pages 65 through 73, of the Official Public Records of Real Property of Harris County, Texas.

Reservations, Restrictions and Covenants in FAIRMONT PARK, SECTION 2, recorded April 25, 1962, under Harris County Clerk's File No. B493074, in the Official Public Records of Real Property of Harris County, Texas.

Correction to Reservations, Restrictions and Covenants in FAIRMONT PARK, SECTION 2, recorded May 17, 1962, under Harris County Clerk's File No. B504373, in the Official Public Records of Real Property of Harris County, Texas.

Amendment to Restrictions for FAIRMONT PARK, SECTION TWO, Re-Plat of Block Twenty-One (21) to create Lot Fifteen (15) of Block Twenty-One (21), recorded August 24, 1977, under Harris County Clerk's File No. F269170, in the Official Public Records of Real Property of Harris County, Texas.

Restriction of certain Tract of Land for Residential Purposes, recorded July 11, 1962, under Harris County Clerk's File No. B532441, in the Official Public Records of Real Property of Harris County, Texas.

Reservations, Restrictions and Covenants in FAIRMONT PARK WEST, SECTION 1, recorded May 31, 1963, under Harris County Clerk's File No. B698456, in the Official Public Records of Real Property of Harris County, Texas.

Amendment to Reservations, Restrictions and Covenants in FAIRMONT PARK WEST, SECTION 1, recorded June 12, 1963, under Harris County Clerk's File No. B704956, in the Official Public Records of Real Property of Harris County, Texas.

Reservations, Restrictions and Covenants in FAIRMONT PARK, SECTION 3, recorded May 8, 1968, under Harris County Clerk's File No. C705298, in the Official Public Records of Real Property of Harris County, Texas.

Reservations, Restrictions and Covenants in FAIRMONT PARK ADDN., SECTION FOUR, recorded March 10, 1978, under Harris County Clerk's File No. F511840, in the Official Public Records of Real Property of Harris County, Texas.

Transfer/Assignment of Rights and Powers for Enforcement of Restrictions to Fairmont Park Homes Association, recorded December 14, 1970, under Harris County Clerk's File No. D231038, in the Official Public Records of Real Property of Harris County, Texas.

Transfer/Assignment of Rights and Powers for Architectural Review to Fairmont Park Homes Association, recorded December 14, 1970, under Harris County Clerk's File No. D231040, in the Official Public Records of Real Property of Harris County, Texas.

Transfer/Assignment of Rights and Powers to Maintain Easements (Entrance Areas) to Fairmont Park Homes Association, recorded December 14, 1970, under Harris County Clerk's File No. D231041, in the Official Public Records of Real Property of Harris County, Texas.

Subordination of Association Lien to First Mortgages secured by Federal Housing Agency (FHA) or Veteran Affairs (VA) mortgage insurance, for Section 1, 2, 3, & Fairmont Park West, Section 1, recorded June 21, 1990, under Harris County Clerk's File No. M688981, in the Official Public Records of Real Property of Harris County, Texas.

Articles of Incorporation, Articles of Amendment to the Articles of Incorporation, Adoption of Provisions of Texas Non-Profit Corporation Act by Existing Corporation, By-Laws, and Resolution Regarding Exterior Maintenance Guidelines for Fairmont Park Homes Association, Inc.; recorded December 22, 1999, under Harris County Clerk's File No. U139270, in the Official Public Records of Real Property of Harris County, Texas.

Resolution to Add Late Fees to Maintenance Fee Account; recorded February 27, 2006, under Harris County Clerk's File No. Z114212, in the Official Public Records of Real Property of Harris County, Texas.

Resolution for Policy Regarding Records Retention, Inspection & Production; recorded on December 29, 2011, under Harris County Clerk's File No. 20110545752, in the Official Public Records of Real Property of Harris County, Texas.

By-Laws Change Regarding Quorum Necessary to Conduct an Election At the Annual Meeting of Fairmont Park Homes Association, Inc., recorded November 5, 2012, under Harris County Clerk's File No. 20120513383, in the Official Public Records of Real Property of Harris County, Texas.

Articles of Merger of Domestic Corporations into Fairmont Park Homes Association, Inc.; recorded September 16, 2015, under Harris County Clerk's File No. 20150421427, in the Official Public Records of Real Property of Harris County, Texas.

Resolution Regarding Amended Collection and Payment Plan Policy / Guidelines; recorded March 1, 2016, under Harris County Clerk's File No. RP-2016-83098, in the Official Public Records of Real Property of Harris County, Texas.

Resolution Regarding Adoption of Standby Electric Generator Guidelines; recorded May 3, 2016, under Harris County Clerk's File No. RP-2016-184501, in the Official Public Records of Real Property of Harris County, Texas.

Resolution Regarding Architectural Guidelines and Exterior Maintenance Guidelines and Procedures of Fairmont Park Homes Association, Inc.; recorded August 29, 2016, under Harris County Clerk's File No. RP-2016-386082, in the Official Public Records of Real Property of Harris County, Texas.

Resolution Regarding Parking (as to Amend, Restate and Replace Prior Parking Resolutions); recorded August 29, 2016, under Harris County Clerk's File No. RP-2016-386083, in the Official Public Records of Real Property of Harris County, Texas.

Resolution Regarding Amendment to By-Laws (Reducing Number of Directors) of Fairmont Park Homes Association, Inc., recorded September 3, 2019, under Harris County Clerk's File No. RP-2019-388690, in the Official Public Records of Real Property of Harris County, Texas.

Resolution Regarding Architectural Guidelines and Exterior Maintenance Guidelines and Procedures of Fairmont Park Homes Association, Inc.; recorded November 14, 2020, under Harris County Clerk's File No. RP-2020-535885, in the Official Public Records of Real Property of Harris County, Texas.

Mailing Address of Association: P. O. Box 1192, La Porte, TX 77572-1192,

Association Manager: Nicole Brunson, manager; telephone: 281-471-5819; email: fphabookkeeper@gmail.com.

Designated Representative: Larry Petersen, Secretary, 10314 Belfast Road, La Porte, TX 77571; phone number 832-221-7510; email is mkpetersen10314@att.net.

Association Information: Articles of Incorporation filed with Secretary of State of Texas, June 6, 1956; Texas SOS File No. 0013330101.

Association Merger Information: Fairmont Park West Homes Association, Inc., Texas SOS File No. 0019226501, was merged into Fairmont Park Homes Association, Inc.; Articles of Merger filed with Secretary of State of Texas on May 22, 1970 and dissolved by merger.

Fees: Transfer Fee is \$200.00; Re-Finance Statement of Account Fee is \$150.00; Fee for Resale Certificate is \$275.00, required in advance.

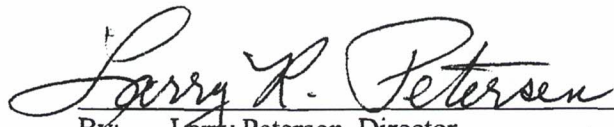
This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 - 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

Note: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at:
Website: www.fairmontparkhomesassociation.com

EXECUTED this 18 day of April, 2023.


FAIRMONT PARK HOMES ASSOCIATION, INC.



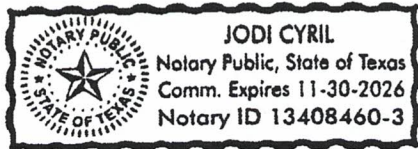
By: Larry Peterson, Director
Fairmont Park Homes Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by the said Larry Peterson, in his capacity as Director for Fairmont Park Homes Association, Inc., on this 18th day of April, 2023, on behalf of said Association.



Notary Public - State of Texas



RP-2023-139950
Pages 6
04/20/2023 09:36 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.



Tenesha Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS