

**PEDEN AVENUE TOWNHOMES OWNERS ASSOCIATION, INC.
FIRST AMENDED MANAGEMENT CERTIFICATE**

This Property Owners Association Management Certificate is recorded pursuant to Chapter 209.004 of the Texas Property Code, and is as follows:

Whereas the Association now wishes to amend and restate the Property Owners Association Management Certificate;

NOW, THEREFORE, the Association hereby amends and restates the Property Owners Association Management Certificate in its entirety and replaces that document with this document.

The name of the subdivision is: Peden Avenue Townhomes

The name of the Association is: Peden Avenue Townhomes Owners Association, Inc.

The recording data for the subdivision is:

The Recording Data for the Declaration and other dedicatory instruments for the Peden Avenue Townhomes subdivision and Association are recorded in the Real Property Records of Harris County as follows:

Declaration of Covenants, Conditions, and Restrictions and subsequent amendments recorded for Peden Avenue Townhomes Clerk's File No. 20080571471 Film number FR 009-66-1643

The Recording Data for the Management Certificate applicable to Peden Avenue Townhomes is as follows:

Property Owner' Association Management Certificate for Peden Avenue Townhomes Owners Association, Inc Clerks File No. 20130617960

The Name and Mailing Address of the Association: Peden Avenue Townhomes Owners Association, Inc 22214 Highland Knolls Drive, Suite 100, Katy, Texas 77450

1. The Name and Mailing Address, Telephone number, and email address of the person managing the Association or the designated representative: Magnolia Property Management, 22214 Highland Knolls Drive, Suite 100, Katy, Texas, 77450 / 281-599-0098 / office@magprop.com. The website is/ www.magprop.com

2. The transfer fee for this community is \$325.00 per originally platted lot.

Executed on this the 19 day of MAY, 2022

RP-2022-270663

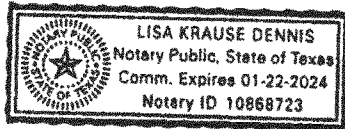
Peden Avenue Townhomes

By: *Donald E. Kramer*
Donald E. Kramer, Agent for Peden
Avenue Townhomes Owners
Association, Inc

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Donald E. Kramer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this 19th day of May, 2022



Lisa Krause Dennis
NOTARY PUBLIC, STATE OF TEXAS

Return to:

Peden Avenue Townhomes
22214 HIGHLAND KNOLLS DR
SUITE 100
KATY, TEXAS 77450

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Pages 3
05/24/2022 09:20 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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