

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**for**  
**M.R. PLACE COMMUNITY ASSOCIATION, INC.**  
**(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)**

**THE STATE OF TEXAS     §**  
**§**  
**COUNTY OF HARRIS     §**

M.R. PLACE COMMUNITY ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's Managing Agent, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name(s) of the Subdivision(s) is/are MAPLE RIDGE PLACE, Sections One (1), Two (2), Three (3), Four (4) and Five (5), inclusive.
2. The name of the Association is M.R. PLACE COMMUNITY ASSOCIATION, INC..
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

**Map(s) or Plat(s) Records of Harris County, Texas:**

- (i) Maple Ridge Place, Section One (1): Film Code No. 567296 in the Map Records of Harris County, Texas;
  - (ii) Maple Ridge Place, Section Two (2): Film Code No. 592283 in the Map Records of Harris County, Texas;
  - (iii) Maple Ridge Place, Section Three (3): Film Code No. 605220 in the Map Records of Harris County, Texas;
  - (iv) Maple Ridge Place, Section Four (4): Film Code No. 633295 in the Map Records of Harris County, Texas; and
  - (v) Maple Ridge Place, Section Five (5): Film Code No. 652140 in the Map Records of Harris County, Texas.
  - (vi) Maple Ridge Place, Section Six (6): Film Code No. 567296 in the Map Records of Harris County, Texas; and Annexation Agreement recorded under County Clerk's File No. 20140301425.
4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

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**Deed Restrictions (Deed Records of Harris County, Texas):**

- (i) Maple Ridge Place ("M.R. Place"), Section One (1): County Clerk's File Nos. Y092518 and Y126143; and Correction filed under County Clerk's File No. Y195965;
  - (ii) Maple Ridge Place, Section Two (2): County Clerk's File No. Z234771;
  - (iii) Maple Ridge Place, Section Three (3): County Clerk's File No. 20090035456;
  - (iv) Maple Ridge Place, Section Four (4): County Clerk's File No. Y195965, and Annexation Agreement filed under County Clerk's File No. 20120071596; and
  - (v) Maple Ridge Place, Section Five (5): County Clerk's File No. 20130197201.
  - (vi) Maple Ridge Place, Section Six (6): County Clerk's Film Code No. 656022.
5. The name and mailing address of the Association is: M.R. PLACE COMMUNITY ASSOCIATION, INC., C/O Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Eileen Ferris, Manager).
  6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Eileen Ferris, Association Manager), Telephone No. 281.296.9775, Telefax No. 281.296.9788, e-mail address [cms.eileen@gmail.com](mailto:cms.eileen@gmail.com).
  7. The website for Consolidated Management Services is [www.cmsgroup.org](http://www.cmsgroup.org), and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
  8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$300.00 is charged, payable to Consolidated Management Services; b) regarding a refinance, an administrative refinance fee in the amount of \$150.00 is charged, payable to Consolidated Management Services; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$375.00, payable to Consolidated Management Services, and the fee for an updated Resale Certificate is \$75.00, payable to Consolidated Management Services; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to Consolidated Management Services. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
  9. Other information the Association considers appropriate is as follows: (i) the Association does not have a clubhouse or meeting room. Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are sometimes held at Doss Park Community Center, 2500 Frick Rd., Houston, Texas 77038 or, alternatively, such meetings may be held at such other location as determined by the Association's Board of Directors; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

**(Date, Signature and Acknowledgment are Contained on Page 3 Hereof)**

SIGNED on this the 5<sup>th</sup> day of August 2024.

M.R. PLACE COMMUNITY ASSOCIATION, INC.  
(a Texas Non-Profit Corporation)

By: H & W Consolidated Services, Inc., a Texas Corporation d/b/a Consolidated Management Services

By: [Signature]  
EILEEN FERRIS, Authorized Representative of Consolidated Management Services, and Association Manager for M.R. Place Community Association, Inc.

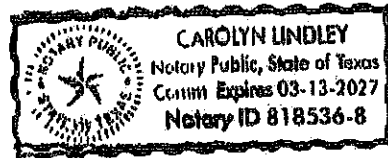
**ACKNOWLEDGMENT**

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 5<sup>th</sup> day of August, 2024, personally appeared EILEEN FERRIS, an authorized representative of H & W Consolidated Services, Inc., a Texas Corporation d/b/a Consolidated Management Services, Managing Agent for M.R. PLACE COMMUNITY ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), and the Manager for the Association, a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After recording, return to:  
Consolidated Management Services  
128 Vision Park Boulevard, Suite 110  
Shenandoah, Texas 77384



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# Pages 4  
08/08/2024 11:54 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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