

3
POAMC
-50

RP-2026-230542
06/10/2026 RP1 \$33.50

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
APRIL VILLAGE COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

APRIL VILLAGE COMMUNITY 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 April Village and Lakeside Place, Section Seven;
- (2) The name of the association is April Village Community Association, Inc;
- (3) The subdivision is recorded in the Map or Plat Records of Harris County, Texas, as follows:
 - a. April Village, Section One, under Clerk's File No. F136203, Film Code No. 1EE 250008;
 - b. Lakeside Place, Section Seven, under Clerk's File No. F121334, Film Code No. 1EE 249066;
- (4) The declaration and any amendments to thereto are recorded in the Real Property Records of Harris County, Texas, as follows:
 - a. Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. F215105;
 - b. Amendment of Declaration of Covenants, Conditions and Restrictions, for April Village, Section One, under Clerk's File No. F446896;
 - c. Second Amendment to Declaration of Covenants, Conditions and Restrictions, for April Village, Section One, under Clerk's File No. T188303;
 - d. Declaration of Covenants, Conditions and Restrictions, Lakeside Place, Section Seven, under Clerk's File No. F671338;
 - e. First Amendment to Declaration of Covenants, Conditions and Restrictions, Lakeside Place, Section Seven, under Clerk's File No. P108792;
- (5) The name and mailing address of the Association is:
 - a. Briarhills Homeowner's Association, c/o Graham Management, 1155 Dairy Ashford Ste 209 Houston, TX 77079

(4)
1EE

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Graham Management, 1155 Dairy Ashford Ste 209 Houston, TX 77079
- (b) (713) 334-8000;
- (c) graham@grahammanagementhouston.com;

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

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

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$375.00;
- d. Refinance Fee: \$275.00;
- e. Payoff Request Fee: \$125.00;
- f. Rush Fee: \$150.00;
- g. Deed Restriction Compliance Package: \$275.00.

(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.

SIGNED THIS 10th DAY OF June, 2026.

By: Bernita Annstang, on behalf of Graham Management,
Managing Agent for April Village Community Association, Inc.

Bernita Annstang
Print Name

20R (3)
10R

STATE OF TEXAS

COUNTY OF HARRIS

§
§
§



BEFORE ME, the undersigned notary public, on this day personally appeared Bernice Amstutz, managing agent for April Village Community Association, Inc., 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 capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 10th day of June, 2026, to certify which witness my hand and official seal.

Raven Moore

Notary Public for the State of Texas

Return to:
Graham Management
1155 Dairy Ashford suite 209
Houston, TX 77079

✓✓

FILED FOR RECORD

3:49:59 PM

Wednesday, June 10, 2026

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, June 10, 2026

Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

