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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
BINGLEWOOD CIVIC CLUB, INC.

RP-2021-3461
01/04/2021 RP1 \$30.00

(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BINGLEWOOD CIVIC CLUB, INC. (the "Association") is a Texas nonprofit 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 President and a Director of the Association, submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

- I. **Subdivision Name.** The name of the subdivision is "Binglewood." (2) IEE
- II. **Association Name.** The name of the Association is "Binglewood Civic Club, Inc."
- III. **Property Owners Association.** The Association is a "property owners association" as defined in Chapter 209, Title 11, Texas Property Code, as to the Binglewood Subdivision, Section Six. Any reference to the "Binglewood Section Six Community Improvement Association" as designated in the Section Six Declaration (as defined on Schedule A attached hereto) refers to the Association. As to all six (6) sections of the Binglewood Subdivision, the Association is a "property owners association" as defined in Section 202.001(2), Title 11, Texas Property Code, with architectural control authority. IEE
- IV. **Recording Information.** The recording data (i.e., Map or Plat reference) Deed Restrictions, and Declaration of Covenants, Conditions and Restrictions for each Section of the Subdivision is as shown on Schedule A attached hereto (collectively, the "Deed Restrictions").
- V. **Address.** The mailing address, email address and web site of the Association are:

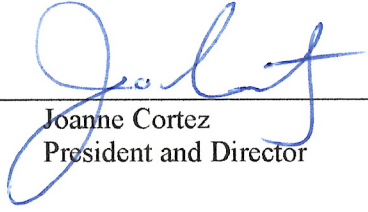
 Binglewood Civic Club, Inc.
 P.O. Box 430943
 Houston, Texas 77243-0943
 Email: contact@binglewood.com
 Web site: www.binglewood.com
- VI. **Legal Representative.** The name and mailing address of the Association's designated legal representative is available upon request to the Association at either of the addresses set forth above.
- VII. Other information the Association considers appropriate: Meetings of the Association's Board of Directors are generally held at the residence of an Association Director. The Association does not retain the services of a professional manager. The Association does not have a clubhouse or meeting room. The Association maintains a website at www.binglewood.com. Copies of the Deed Restrictions and the Association's dedicatory instruments may be accessed online at the Association's website.

Binglewood Civic Club, Inc.
Management Certificate

SIGNED on this the 30th day of December 2020.

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BINGLEWOOD CIVIC CLUB, INC.,
a Texas nonprofit corporation

By: 
Joanne Cortez
President and Director

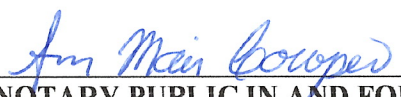
ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, a notary public, on this day personally appeared Joanne Cortez, President of **BINGLEWOOD CIVIC CLUB, INC.**, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn, declared that she executed same in the capacity and for the consideration therein expressed, and as the act and deed of such corporation.

Given under my hand and seal of office on this the 30th day of December 2020.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachment:
Schedule A – Deed Restrictions

After recording, return to:
Binglewood Civic Club, Inc.
P.O. Box 430943
Houston, Texas 77243-0943
Email: contact@binglewood.com



Schedule A
Deed Restrictions

The recording data (i.e., Map or Plat reference) Deed Restrictions, and Declaration of Covenants, Conditions and Restrictions for each Section of the Subdivision is as follows:

Section 1:

- a. Plat of Binglewood Section I recorded November 29, 1954, under Clerk's File No. 1346846, in Volume 47, Page 39, of the Map and/or Plat Records, Harris County, Texas; and
- b. Binglewood Subdivision [Covenants, Conditions, Easements, Restrictions and Reservations] dated November 30, 1954 recorded December 9, 1954, under Clerk's File No. 1352209, in Volume 2866, Page 20, of the Deed Records, Harris County, Texas.

Section 2:

- a. Plat of Binglewood Section 2 recorded August 4, 1955, in Volume 49, Page 68, of the Map and/or Plat Records, Harris County, Texas;
- b. Restrictions of Binglewood Subdivision, Section Two dated August 4, 1955 recorded October 18, 1955, in Volume 3010, Page 655, of the Deed Records, Harris County, Texas; and
- c. Protective Covenants dated April 19, 1984 recorded April 30, 1984, under Clerk's File No. J479835, of the Official Public Records of Harris County, Texas (as to Lot 155, Block 13).

Section 3:

- a. Plat of Binglewood Section 3 recorded September 13, 1956, in Volume 53, Page 53, of the Map and/or Plat Records, Harris County, Texas;
- b. Restrictions of Binglewood Subdivision, Section III dated March 22, 1957 recorded June 24, 1957, under Clerk's File No. 1756500, in Volume 3339, Page 379, of the Deed Records, Harris County, Texas; and
- c. Plat of Binglewood Section 4 & Replat of Lot 360, Block 21 Binglewood Section 3 recorded February 05, 1959, in Volume 58, Page 22, of the Map and/or Plat Records, Harris County, Texas (as to Lot 360, Block 21 only of Section 3).

Section 4:

- a. Plat of Dr. B. P. Wright Subdivision recorded March 29, 1892, in Volume 67, Page 161, of the Deed Records, Harris County, Texas; and
- b. Restrictions of Binglewood Subdivision, Section IV, recorded May 13, 1959, in Volume 3700, Page 108, of the Deed Records, Harris County, Texas.

Section 5:

- a. Plat of Dr. B. P. Wright Subdivision recorded March 29, 1892, in Volume 67, Page 161, of the Deed Records, Harris County, Texas; and
- b. Restrictions dated February 17, 1964 recorded February 19, 1964, in Volume 5423, Page 30, of the Deed Records, Harris County, Texas.

Section 6:

Binglewood Civic Club, Inc.
Management Certificate

- a. Plat of Binglewood Section 6 recorded August 15, 1996, under Film Code No. 379146, of the Map and/or Plat Records, Harris County, Texas;
- b. Plat of Amended Plat of Binglewood Section 6 recorded June 18, 1997, under Film Code No. 389080, of the Map and/or Plat Records, Harris County, Texas; and
- c. Declaration of Covenants, Conditions and Restrictions Binglewood Section Six Subdivision dated April 22, 1997, and recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. S432058, Film Code No. 512-84-3669 (the "Section Six Declaration").

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

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Monday, January 4, 2021



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

Monday, January 4, 2021



COUNTY CLERK
HARRIS COUNTY, TEXAS