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**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
DICKENS COURT HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being the Managing Agent for Dickens Court Homeowners Association, Inc., a non-profit organization (the "Association"), and in accordance with section 209.004 of the Texas Property Code, to supersede all prior Management Certificates, does hereby certify as follows:

1. The name of Subdivision: Dickens Court T/H U/R
2. The name of the Association: Dickens Court Homeowners Association, Inc.
3. The name and mailing address of the Association: Dickens Court Homeowners Association, Inc., c/o Box Residential Property Management, 2200 North Loop W. Ste 126, Houston Texas 77018.
4. The name, mailing address, telephone number, and email address of the person managing the Association:

LEE

Name of Designated Representative: Mike Jefferson, Property Manager
 Management Company: Box Residential, LLC dba Box Residential Property Mngt.
 Mailing Address: 2200 North Loop West Ste. 126 Houston, TX 77018
 Telephone Number: 832-652-3777 or 832-943-4000
 Email Address: info@boxresidential.com

5. Website to access the Association's documents and instruments: **www.boxresidential.com**
6. Amount and description of fees related to property transfer in the subdivision. The Association fees are in the following amounts:

Resale Certificate Fee - \$399.50
 Transfer Fee - \$225.00
 Refinance Fee - \$135.00
 Quote Fee - \$10.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

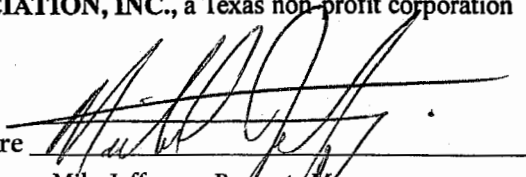
{SIGNATURE PAGE FOLLOWS}

EXECUTED to be effective on the date this instrument is Recorded.

**DICKENS COURT HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation**

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Signature _____



Mike Jefferson, Property Manger
Box Residential LLC. dba Box Residential
Property Management

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

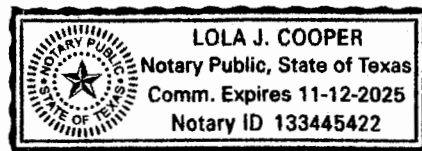
This instrument was acknowledged before me this 11th Day of April 2024
of Dickens Court Homeowners Association, Inc., a Texas non-profit
corporation, on behalf of said non-profit corporation.

WITNESS my hand and official seal.

PRINT: Lola J. Cooper

SIGN: Lola J. Cooper

NOTARY PUBLIC



My Commission Expires: 11-12-2025

✓✓

AFTER RECORDING RETURN TO:
Box Residential Property Management
2200 North Loop West Ste 126
Houston, TX 77018

FILED FOR RECORD

2:41:16 PM

Wednesday, June 5, 2024

Laneshia 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 5, 2024



Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS



State of Texas
County of Harris
County Auditor's Form 153
Harris County, TX (rev. 07/11)

Teneshia Hudspeth, County Clerk
Real Property (713) 274-8680
201 Caroline, STE 320, Houston, TX 77002-1901
Fee Officer's Official Receipt

Receipt # : RP24014904
Client Name: MICHAEL W JEFFERSON

Receipt Date : 06/05/2024 02:43:23 PM

Fee Description	Amount
Doc#: C71188 Pgs: 2 Recorded: 06/05/2024 <i>PLAIN COPY</i>	\$2.00
Doc#: RP-2024-204554 Pgs: 2 Recorded: 06/05/2024 <i>REAL PROPERTY</i>	\$29.00
Total	\$31.00
Amount Tendered	\$31.00
Change	\$0.00
Balance	\$0.00
Credit Card	\$31.00
Total Documents: 2	
06/05/2024 02:43:23 PM	

Cashier: mwarren



State of Texas
County of Harris
County Auditor's Form 153
Harris County, TX (rev. 07/11)

Tenesia Hudspeth, County Clerk
Real Property (713) 274-8680
201 Caroline, STE 320, Houston, TX 77002
Fee Officer's Official Receipt

Receipt #: RP24014904

Receipt Date: 06/05/2024 02:43:23 PM

Fees Assessed By: CCO\June.Day

Cashier: Warren, Monique (CCO)

MICHAEL W JEFFERSON

Fee Description	Amount	Notes
County Clerk	\$11.00	
Archive Fee	\$10.00	
Preservation Fee	\$10.00	
Total :	\$31.00	

Tender Type	Tender SubType	Check # / CC Auth #	Tender Amount
CREDIT CARD	VISA		\$31.00
		Total Paid:	\$31.00
		Change Due:	\$0.00

I AGREE TO PAY THE ABOVE AMOUNT
ACCORDING TO THE CARD ISSUER AGREEMENT

/BOX RESIDENTIAL LLC

THANK YOU

Print Date : 06/05/2024 02:43:45 PM

Customer Copy