

**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**

**for**

**NORTHSPRING COMMUNITY IMPROVEMENT ASSOCIATION**

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

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

NORTHSPRING COMMUNITY IMPROVEMENT ASSOCIATION (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 of the Subdivision(s) is/are NORTH SPRING, Sections One (1), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Ten (10), inclusive.
2. The name of the Association is NORTHSPRING COMMUNITY IMPROVEMENT ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision(s) is as follows:

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

- North Spring, Section One (1) - Volume 214, Page 87.
- North Spring, Section Four (4) - Volume 237, Page 30.
- North Spring, Section Four (4) - Volume 248, Page 70.
- North Spring, Section Five (5) - Volume 248, Page 87.
- North Spring, Section Six (6) - Volume 222, Page 1.
- North Spring, Section Seven (7) - Volume 292, Page 52.
- North Spring, Section Eight (8) - Volume 307, Page 13.
- North Spring, Section Ten (10) - Volume 285, Page 138.

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:

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

- North Spring, Section One (1) - County Clerk's File No. E226289 and U874604.
- North Spring, Section Four (4) - County Clerk's File No. E789730 and U874604.
- North Spring, Section Five (5) - County Clerk's File No. F088938 and U874604.
- North Spring, Section Six (6) - County Clerk's File No. F088937 and U874604.
- North Spring, Section Seven (7) - County Clerk's File No. G696371.
- North Spring, Section Eight (8) - County Clerk's File No. H763374.
- North Spring, Section Ten (10) - County Clerk's File No. G009063 and U874604.

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5. The name and mailing address of the Association is: NORTHSRING COMMUNITY IMPROVEMENT ASSOCIATION, C/O Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Allison Malandrucolo, 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. Allison Malandrucolo, Association Manager), Telephone No. 281.296.9775 or 936.271.0065, Telefax No. 281.296.9788, e-mail addresses [conmgsvc@swbell.net](mailto:conmgsvc@swbell.net) and [cms.allison@gmail.com](mailto:cms.allison@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 \$200.00 is charged, payable to Consolidated Management Services; b) regarding a refinance, an administrative refinance fee in the amount of \$100.00 is charged, payable to Consolidated Management Services; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$250.00, 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) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse located at 22602 Cypresswood Drive, Spring, Texas 77373; 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.

SIGNED on this the 24 day of August, 2021.

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

**NORTHSPRING COMMUNITY IMPROVEMENT  
ASSOCIATION  
(a Texas Non-Profit Corporation)**

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

By: Alli Mal  
ALLISON MALANDRUCOLO, Authorized  
Representative of Consolidated Management Services,  
and Association Manager for Northspring Community  
Improvement Association

**(Acknowledgment is Contained on Page 3 Hereof)**

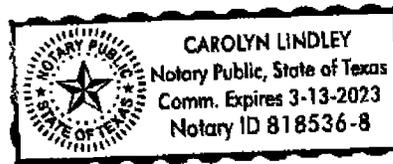
**ACKNOWLEDGMENT**

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

**BEFORE ME**, the undersigned notary public, on this the 24 day of August, 2021, personally appeared ALLISON MALANDRUCOLO, an authorized representative of H & W Consolidated Services, Inc., a Texas Corporation d/b/a Consolidated Management Services, Managing Agent for NORTHSPRING COMMUNITY IMPROVEMENT ASSOCIATION (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.

Carolyn Lindley  
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  
09/01/2021 04:36 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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