

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SPRING CREEK PINES HOMEOWNERS ASSOCIATION, INC.
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

SPRING CREEK PINES HOMEOWNERS 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 of the Subdivision is SPRING CREEK PINES.
2. The name of the Association is SPRING CREEK PINES HOMEOWNERS 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 Montgomery County, Texas:

- (i) Spring Creek Pines, Section One (1) : Cabinet 1, Sheet 17.

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 Montgomery County, Texas):

- (i) Spring Creek Pines: County Clerk's File No. 9652258.

5. The name and mailing address of the Association is: CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION, 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 or 936.271.0065, Telefax No. 281.296.9788, e-mail addresses comngsvc@swbell.net and cms.eileen@gmail.com.
7. The website for Consolidated Management Services is www.cmsgroup.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this


website. The Association's website is www.springcreekpines.com, and true and correct copies of the Association's dedicatory instruments are also 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) the Association does not have an office or clubhouse; 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.

**SPRING CREEK PINES HOMEOWNERS
ASSOCIATION, INC.**
(a Texas Non-Profit Corporation)

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

By: 
EILEEN FERRIS, Authorized Representative of
Consolidated Management Services, and Association
Manager for Spring Creek Pines Homeowners Association,
Inc.

(Acknowledgment is Contained on Page 3 Hereof)

ACKNOWLEDGMENT

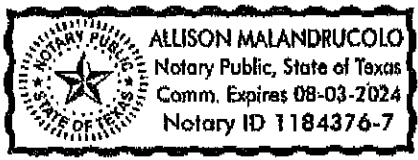
THE STATE OF TEXAS §
 §
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BEFORE ME, the undersigned notary public, on this the 24 day of AUGUST, 2021, personally appeared EILEEN FERRIS, an authorized representative of H & W Consolidated Services, Inc., a Texas Corporation d/b/a Consolidated Management Services, Managing Agent for SPRING CREEK PINES HOMEOWNERS 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.

Allison Malandrucolo

**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



E-FILED FOR RECORD

09/01/2021 09:58AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

**STATE OF TEXAS,
COUNTY OF MONTGOMERY**

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

09/01/2021



County Clerk
Montgomery County, Texas