

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

CHARTERWOOD 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 CHARTERWOOD, Sections One (1), Two (2), Three (3) Four (4) and Five (5), inclusive.
2. The name of the Association is CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION.
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 Harris County, Texas:

- (i) Charterwood, Section One (1) Volume 213 Page 71 of the Map Records of Harris County, Texas,
- (ii) Charterwood, Section Two (2) Volume 258, Page 96 of the Map Records of Harris County, Texas,
- (iii) Charterwood, Section Three (3) Volume 258, Page 103 of the Map Records of Harris County, Texas,
- (iv) Charterwood, Section Four (4) Volume 236 Page 44 of the Map Records of Harris County, Texas, and
- (v) Charterwood, Section Five (5) Volume 296 Page 78 of the Map Records of Harris County Texas

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):

- (i) Charterwood, Section One (1) County Clerk's File No E123669, and Amendment County Clerk's File No F379130,
- (ii) Charterwood, Section Two (2) County Clerk's File No F481480, and Amendment County Clerk's File No F605221.

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- (iii) Charterwood, Section Three (3) County Clerk's File No F481481; and Amendment County Clerk's File No F605222,
- (iv) Charterwood, Section Four (4) County Clerk's File No G217242, and
- (v) Charterwood, Section Five (5) County Clerk's File No G594407 Amendment County Clerk's File No M935359, and Amendment County Clerk's File No M935360

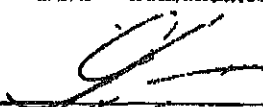
5. The name and mailing address of the Association is CHARTERWOOD COMMUNITY IMPROVEMENT ASSOCIATION, C/O Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention Ms Eileen Ferris, Manager)
6. The name, mailing address, telephone number, and e-mail address 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 conmgsvc@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
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 9818 Rodgers Rd., Houston, Texas 77070, 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 22 day of November, 2021

(Signature and Acknowledgment are Contained on Page 3 Hereof)

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

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

By: 
EILFEN FERRIS Authorized Representative of
Consolidated Management Services, and Association
Manager for Charterwood Community Improvement
Association

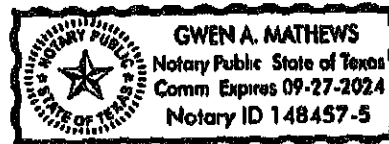
ACKNOWLEDGMENT

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

BEFORE ME, the undersigned notary public, on this the 22 day of November, 2021, personally appeared **EILFEN FERRIS**, an authorized representative of **H & W Consolidated Services Inc.**, a Texas Corporation d/b/a Consolidated Management Services Managing Agent for **CHARTERWOOD 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


**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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