

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

THE PRESERVE AT AUGUSTA PINES HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for The Preserve at Augusta Pines Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Preserve at Augusta Pines.
2. Name of Association: The name of the Association is The Preserve at Augusta Pines Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. 77.53 acres of land described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions, and Restrictions The Preserve" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. U796043 (which said Exhibit "A" is incorporated herein by reference).
 - b. 43 acres of land described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions, and Restrictions The Preserve Phase II" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. X543041 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration.*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions The Preserve.
 - (2) Declaration of Covenants, Conditions, and Restrictions The Preserve Phase II.
 - b. Recording Information:

- (1) Harris County Clerk's File No. U796043.
(2) Harris County Clerk's File No. X543041.

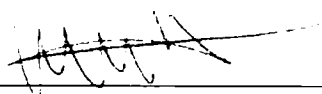
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Preserve at Augusta Pines Homeowners Association, Inc. c/o Maison Property Management, 6046 FM 2920 #512, Spring, Texas 77379.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Maison Conveyance Department. Address: 6046 FM 2920 #512, Spring, Texas 77379. Phone No.: 281.378.5930. Email Address: vanessa@maisontx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.maisontx.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 275.00
Rush Fee	\$ 100.00

EXECUTED on this 20th day of December, 2024.

**THE PRESERVE AT AUGUSTA PINES
HOMEOWNERS ASSOCIATION, INC.**

By: Maison Property Management,
Managing Agent

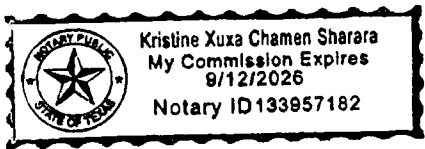


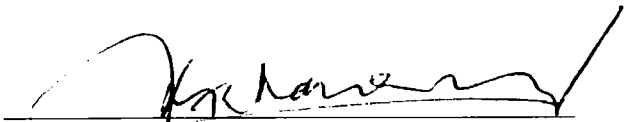
Vanessa Kent, President

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of November, 2024 personally appeared Vanessa Kent, President of Maison Property Management, Managing Agent for The Preserve at Augusta Pines Homeowners Association, Inc., 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.





Notary Public in and for the State of Texas

RP-2024-481142

RP-2024-481142
Pages 4
12/27/2024 08:29 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

RP-2024-481142