THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

MANAGEMENT CERTIFICATE PURSUANT TO SECTION 209.004, TEXAS PROPERTY CODE

ENCLAVE AT SPRING SHADOWS HOMEOWNERS ASSOCIATION, INC., ("Association") a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is:

Enclave at Spring Shadows

2. The name of the Association is:

Enclave at Spring Shadows Homeowners Association, Inc.

3. The recording data for the subdivision is:

- (a) Enclave at Spring Shadows, a subdivision of 4.560 acres of land situated within the City of Houston, Harris County, Texas and containing 49 lots, 1 block and 9 reserves out of the R.M. Armstrong Survey, Abstract 1321, according to the map or plat thereof recorded in the Film Code Number 658117 of the Map Records of Harris County, Texas.
- 4. The recording data for the declaration is:
 - (a) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Enclave at Spring Shadows recorded in the Official Public Records of Harris County, Texas at File No. 20150528400
- 5. The name of the Association is ENCLAVE AT SPRING SHADOWS HOMEOWNERS ASSOCIATION, INC. and the mailing address of the Association is 3131 Eastside St., Suite 130, Houston, Texas 77098.
- 6. The name, the mailing address, phone number and e-mail address of the person managing the Association or the Association's designated representative is Jason Delgado, Managing Agent, Rise Association Management Group, LLC, 3131 Eastside Street, Suite 130, Houston, Texas 77098, 713-936-9200, support@riseamg.com.
 - 7. Other information the Association considers appropriate is:
 - A. Certificate of Formation filed in the Office of the Secretary of State of Texas on July 19, 2013, File No. 801821285

- B. Current Bylaws effective as of August 13, 2014, recorded in the Official Public Records of Harris County, Texas on September 05, 2014 at under Clerk's File No. 20140397901
- C. Document Retention Policy, filed for registration on August 29, 2016 at Instrument No. RP-2016-385247, Official Records of Harris County, Texas, and available at the Association's office, 17171 Park Row, Suite 310, Houston, Texas 77084.
- D. Collection Policy and Payment Plan Guidelines, filed for registration on August 29, 2016 at Instrument No. RP-2016-385248, Official Records of Harris County, Texas, and available at the Association's office, 17171 Park Row, Suite 310, Houston, Texas 77084.
- E Standby Electric Generator Policy, filed for registration on August 29, 2016 at Instrument No. RP-2016-385251, Official Records of Harris County, Texas, and available at the Association's office, 17171 Park Row, Suite 310, Houston, Texas 77084.
- F. Parking and Towing Policy, filed for registration on August 29, 2016 at Instrument No. RP-2016-385253, Official Records of Harris County, 8. Houston, Texas 77084.
- 8. Resale, transfer and refinance fees are as follows:

Resale Certificate: \$375.00

Transfer Fee \$250.00

Statement of Account \$175.00

Rush Fee: \$100.00

Questionnaire Fee: \$400.00

9. All the governance documents for the association including but limited to the deed restrictions, Association's by-laws and written policies are listed on the website: www.riseamg.com

SIGNED this 1 day of August 2024.

ENCLAVE AT SPRING SHADOWSC HOMEOWNERS ASSOCIATION, INC.

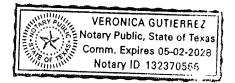
By: ________
Jason Delgado, Managing Agent

THE STATE OF TEXAS

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COUNTY OF HARRIS

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Notary Public in and for the State of Texas

After Filing Return to: Rhonda Walls Sowell, Alvares & Walls, PLLC 21320 Provincial Katy, Texas 77450