

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR**

The County Squire Estates Homeowner's Association

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The County Squire Estates Homeowner's Association, This Property Owners Association Management Certificate is being recorded by The Country Squire Council of Co-Owners in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

- (1) The name of the subdivision is **The Country Squire Estates**
- (2) The name of the association is **The Country Squire Estates Homeowner's Association.**
- (3) The subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:

**The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;
Vol. 77, Page 32, File No. B278148**

- (4) The recording data for the declaration and any amendments to the declaration is as follows:

The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) **RESTRICTION, under Harris County's Clerk's File No. B533960:
Vol.4797/Page 474, along with any amendments or supplements thereto;**
- (b) **NOTICE of Design Guidelines, under Harris County's Clerk's File No.
20110137532, along with any amendments or supplements thereto;**
- (c) **RATIFICATION, under Harris County's Clerk's File No. B540313, along with
any amendments or supplements thereto;**
- (d) **RATIFICATION, under Harris County's Clerk's File No. B540314, along with
any amendments or supplements thereto;**
- (e) **RATIFICATION, under Harris County's Clerk's File No. B540315, along with
any amendments or supplements thereto;**
- (f) **RATIFICATION, under Harris County's Clerk's File No. B540316, along with
any amendments or supplements thereto;**
- (g) **CANCEL, under Harris County's Clerk's File No. B541206, along with any**

amendments or supplements thereto;

(h) Resolution regarding Document Retention: File No. RP-2021-578762, along with any amendments or supplements thereto;

(i) Resolution regarding Record Production and Copying, File No. RP-2021-578763, along with any amendments or supplements thereto;

(5) The name and mailing address of the Association is:

**The County Squire Estates Homeowner's Association
c/o Community Foundation Association Management, Inc.
9450 Pinecroft Drive, #9094, Spring, Texas 77380**

(6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

**Name: Veronica LeBlanc
Mailing Address: Community Foundation Association Management, Inc.
9450 Pinecroft Drive, #9094, Spring, Texas 77380
Telephone Number: (832) 304-3711
Email: VLeBlanc@CommunityFAM.com**

(7) The Association's website address is: www.CommunityFAM.com

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- | | |
|-------------------------------------|----------------------|
| a. Resale Certificate: | \$350.00 each |
| b. Resale Certificate Update Fee: | \$ 75.00 each |
| c. Transfer Fee: | \$350.00 each |
| d. Refinance/Statement of Accounts: | \$100.00 each |
| e. Mortgage Questionnaire: | \$175.00 each |
| f. Expedite Fee (24 Hours): | \$150.00 per request |

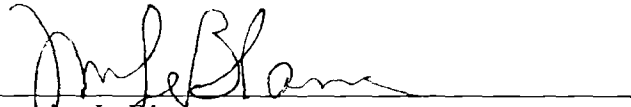
(9) The association fees listed above cover all costs that the association incurs related to a property transfer in the subdivision.

(10) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available

generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

EXECUTED ON THIS 10TH DAY OF APRIL, 2025.

By: **The Country Squire Estates Homeowner's Association**
A Texas non-profit corporation acting by and through its
Managing Agent: **Community Foundation Association Management, Inc.**

A handwritten signature in black ink, appearing to read 'V. LeBlanc', written over a horizontal line.

Veronica LeBlanc

President of Community Foundation Association Management, Inc.

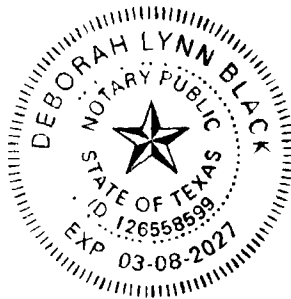
STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Veronica LeBlanc, of Community Foundation Association Management, Inc., Managing Agent for **The Country Squire Estates Homeowner's Association** and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the **10th day of April, 2025.**



Deborah Lynn Black
Notary Public, State of Texas

RP-2025-267976
Pages 5
07/11/2025 08:11 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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-2025-267976