

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

1. The name of the subdivision is **SPRING VALLEY COURT**.
2. The name of the association is **SPRING VALLEY COURT HOMEOWNERS' ASSOCIATION**, a Texas unincorporated nonprofit association.
3. The recording data for the subdivision is:

SPRING VALLEY COURT, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. RP-2020-437074, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 692714, Map Records of Harris County, Texas.

4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for Spring Valley Court as filed of record under Clerk's File No. RP-2021-442835, Official Public Records of Real Property of Harris County, Texas.

First Correction Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Spring Valley Court as filed of record under Clerk's File No. RP-2023-223847, Official Public Records of Real Property of Harris County, Texas.

5. The name and mailing address of the association are:

Spring Valley Court Homeowners' Association
c/o Houston HOA Management, LLC
5850 San Felipe, Suite 500
Houston, Texas 77057

6. The name, mailing address, telephone number and email address of the person managing the association or the association's designated representative are:

Spring Valley Court Homeowners' Association, Inc.
c/o Houston HOA Management, LLC
5850 San Felipe, Suite 500
Houston, Texas 77057

Main Line: (832) 598-1462
Email: info@houstonhoa.net

7. The current versions of the association's dedicatory instruments which relate to the association or subdivision, and which are filed of record are available to members at the following website address of the association's Internet website: www.houstonhoa.net.
8. The amounts and descriptions of the fees charged by the association relating to a property transfer in the subdivision are as follows:

- a. Resale Certificate: \$ 350.00

- b. Resale Certificate Update: \$ 75.00
- c. Transfer Fee: \$ 195.00
- d. Capitalization Fee: * \$900.00

*NOTE: The Capitalization Fee is a one-time assessment which is due and payable to the Association at the time of closing as to each sale of a Lot (except as otherwise provided in the Declaration). The fee is equal to the greater of \$900.00 or one-half of the amount of the regular annual assessment at the time of closing, rounded up to the next whole dollar. See Declaration, §5.06.

9. This management certificate is prepared and filed solely for the purpose of providing contact and other general information as to the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
10. This management certificate supersedes and replaces all previous management certificates and amended management certificate, if any, effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Harris County, Texas. In accordance with applicable law this certificate will also be electronically filed with the Texas Real Estate Commission.

SIGNED this 21 day of June, 2023.

Spring Valley Court Homeowners' Association,
a Texas unincorporated nonprofit association

By: Houston HOA Management, LLC,
a Texas limited liability company

By: Rubia Zayas-Buza
Name: _____
Title: Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21 day of June, 2023, by Rubia Zayas-Buza, as Manager of Houston HOA Management, LLC, a Texas limited liability company, on behalf of the company acting as the Managing Agent of Spring Valley Court Homeowners' Association, a Texas unincorporated nonprofit association, on behalf of the association.

[SEAL]



Notary Public, State of Texas
Print Name: Tara Hirsch
My Commission Expires: 2/5/25

Please File & Return To:

RP-2023-232264
Pages 3
06/22/2023 04:06 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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-2023-232264