

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**AUGUSTA PINES HOMEOWNERS ASSOCIATION, INC.**

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STATE OF TEXAS           §  
                                      §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent for 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 Augusta Pines.
2.   Name of Association: The name of the Association is Augusta Pines Homeowners Association, Inc.
3.   Recording Data for the Subdivision:

Augusta Pines, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 471010 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 471014 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 495120 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 524121 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 555034

of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 541131 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 555038 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 537010 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 555042 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Augusta Pines, Section Twelve (12), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 604155 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Legends of Augusta Pines, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 599061 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Augusta Pines.
- (2) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Two (2).
- (3) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Three (3).
- (4) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Four (4).
- (5) Declaration of Annexation Augusta Pines, Section Four (4).

- (6) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Five (5).
- (7) Declaration of Annexation Augusta Pines, Section Five (5).
- (8) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Six (6).
- (9) Declaration of Annexation Augusta Pines, Section Six (6).
- (10) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Seven (7).
- (11) Declaration of Annexation Augusta Pines, Section Seven (7).
- (12) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Eight (8).
- (13) Declaration of Annexation Augusta Pines, Section Eight (8).
- (14) First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Eight (8).
- (15) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Nine (9).
- (16) Declaration of Annexation Augusta Pines, Section Nine (9).
- (17) Supplemental Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Section Ten (10).
- (18) Declaration of Annexation Augusta Pines, Section Ten (10).
- (19) Annexation and Supplemental Declaration for Augusta Pines, Section Twelve (12) a Subdivision in Harris County, Texas.
- (20) First Amendment to Declaration of Covenants, Conditions and Restrictions for Augusta Pines, Sections Four (4), Eight (8) and Twelve (12).
- (21) Supplemental Declaration of Covenants, Conditions and Restrictions for Legends of Augusta Pines.
- (22) Declaration of Annexation for Legends of Augusta Pines.

b. Recording Information:

- (1) Harris County Clerk's File No. U951464.
- (2) Harris County Clerk's File No. V000627.
- (3) Harris County Clerk's File No. U951465.
- (4) Harris County Clerk's File No. V607090.
- (5) Harris County Clerk's File No. V607089.
- (6) Harris County Clerk's File No. W317921.
- (7) Harris County Clerk's File No. W317919.
- (8) Harris County Clerk's File No. X677667.
- (9) Harris County Clerk's File No. X677670.
- (10) Harris County Clerk's File No. X229288.
- (11) Harris County Clerk's File No. X229287.
- (12) Harris County Clerk's File No. Y420724.
- (13) Harris County Clerk's File No. Y420722.
- (14) Harris County Clerk's File No. Z105899.

- (15) Harris County Clerk's File No. 20140056167.
- (16) Harris County Clerk's File No. 20140056141.
- (17) Harris County Clerk's File No. X863093.
- (18) Harris County Clerk's File No. X863091.
- (19) Harris County Clerk's File No. 20080115581.
- (20) Harris County Clerk's File No. 20130624688.
- (21) Harris County Clerk's File No. Z295484.
- (22) Harris County Clerk's File No. 20070584894.

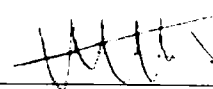
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Augusta Pines Homeowners Association, Inc. c/o Maison Property Management, 6046 FM 2920 #512, Spring, Texas 77379.
6. The Contact Information for the Association's Designated Representative: The contact 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: greg@maisontx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.maisontx.com](http://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.

**AUGUSTA PINES HOMEOWNERS  
ASSOCIATION, INC.**

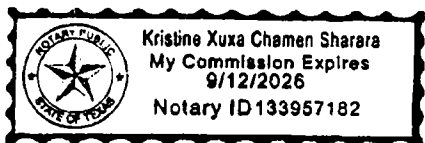
By: Maison Property Management,  
Managing Agent

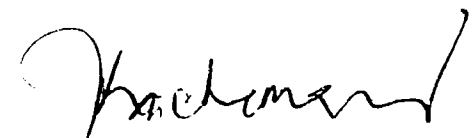
  
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Vanessa Kent, President

\*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 DECEMBER, 2024 personally appeared Vanessa Kent, President of Maison Property Management, Managing Agent for 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.



  
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Notary Public in and for the State of Texas

RP-2024-481143  
# Pages 6  
12/27/2024 08:30 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

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-2024-481143