

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SONATA ESTATES HOMEOWNER'S ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned, being the Managing Agent of Sonata Estates Homeowner's Association, a non-profit corporation (the "**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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Sonata Estates.
2. Name of Association: The name of the Association is Sonata Estates Homeowner's Association.
3. Recording Data for the Subdivision:
 - a. Replat of Symphony Estates Zoning PF-SF-3, a subdivision in Ellis County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2238892, of the Plat Records of Ellis County, Texas, and all amendments or annexations thereto, or replats thereof, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Sonata Estates.
 - b. Recording Information:
 - (1) Ellis County Clerk's File No. 2023019032.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sonata Estates Homeowner's Association c/o TBD Management, 11750 Katy Fwy, Ste. 1400, Houston, TX 77079.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

TBD Management
11750 Katy Fwy, Ste. 1400
Houston, TX 77079
713-219-9400
hoa@tbdmanagementllc.com

7. The Association's Dedicatory Instruments are available to Members online at:
<https://www.tbdhomes.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	\$ 375.00
Transfer Fee	\$ 310.00
Operating Fund Capitalization Fee (Declaration Article V, Section 5.6)	Operating Fund Capitalization Fee is an amount equal to 50% of the Annual Assessment. The Operating Fund Capitalization Fee for 2025 is \$130.00. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee (Declaration Article V, Section 5.7)	Reserve Fund Capitalization Fee is an amount equal to 1/4 of the Annual Assessment. The Reserve Fund Capitalization Fee for 2025 is \$65.00. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the Association.
Administrative Fees (Declaration Article V, Section 5.8)	Administrative Fee is set by the Board and may not exceed 1/3 of the Annual Assessment. The Administrative Fee for 2025 is \$86.67. The fee must be paid to the Association upon each transfer of a Lot. For future years, the amount should be confirmed with the Association.

Executed on this 7 day of February, 2025.

SONATA ESTATES HOMEOWNER'S ASSOCIATION

By: TBD Management, Managing Agent

By: [Signature]

Printed: Edith Enwall

Its: HOA Director

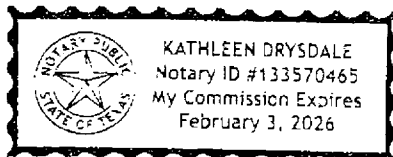
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 7th day of February, 2025 personally appeared Edith Enwall, HOA Director of TBD Management, Managing Agent for Sonata Estates Homeowner's Association known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



[Signature]