

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
TEASWOOD COMMUNITY IMPROVEMENT ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS section 209.004 of the Texas Property Code (the “Code”) requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS TeasWood Community Improvement Association, Inc., a non-profit corporation (the “Association”), is a property owners' association as defined in section 209.003 of the Code and has property located in Montgomery County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as TeasWood are as follows:

Subdivision Name
TeasWood Section I
TeasWood Section II
TeasWood Section III
TeasWood Section IV
TeasWood Section V

2. Name of the association.

TeasWood Community Improvement Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Montgomery County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
The Reserve – Renamed TeasWood	03/29/1985	8512905
TeasWood Section II (Partial Re-plat of the Reserve Section 1 and 13.426 Acre Plat)	01/29/1999	99006807
TeasWood Section 2 Amending Plat no. 1	11/03/2015	2015108212
TeasWood Section 2 Amending Plat no. 2	12/03/2015	2015117472
TeasWood Section 2 Amending Plat no. 3 (Replat lots 8, 9, 14 and 15 Block 1)	08/29/2022	2022106919
TeasWood Section 2 Replat No. 1 (Replat lots 23 and 24 Block 1)	10/08/2021	2021140632
TeasWood Section 2 Replat No. 2 (Replat lots 84, 85 and 86 Block 1)	03/03/2023	2023017568
Final Plat TeasWood Section III – The Lakes at TeasWood	11/19/2002	2002121666
Final Plat TeasWood Section IV – The Lakes at TeasWood	09/25/2003	2003117840
Final Plat TeasWood Section V	07/15/2004	2004078012

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Montgomery County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Amended and Restated Declaration of Covenants, Conditions and Restrictions for TeasWood	05/17/2023	2023043913

5. Name and mailing address for the association.

TeasWood Community Improvement Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires

Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
-----------	-------	--

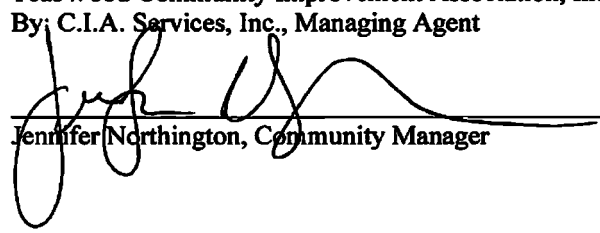
9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 29 day of December, 2023.

TeasWood Community Improvement Association, Inc.,
By: C.I.A. Services, Inc., Managing Agent


Jennifer Northington, Community Manager

STATE OF TEXAS

§
§
§

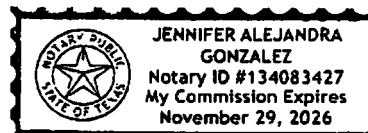
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned notary public, on this 29 day of December, 2023 personally appeared Jennifer Northington, Community Manager for C.I.A. Services, Inc., Managing Agent for TeasWood Community Improvement 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.


Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



E-FILED FOR RECORD

01/02/2024 08:20AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

01/02/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas