

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
TEASWOOD AVENUE PROPERTY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent of Teaswood Avenue Property Owners Association, Inc. (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas and in accordance with the Texas Property Code, submits the following information, which supersedes any prior Management Certificate filed by the Association.

1. **Name of Subdivision:**

Teaswood Avenue

2. **Name of Association:**

Teaswood Avenue Property Owners Association, Inc.

3. **Recording Data for the Subdivision:**

Teaswood Avenue (plat): Montgomery County Clerk's File Nos. 2014-108037 and 2016-048674

4. **Recording Data for the Declaration(s):**

The Declaration of Covenants, Conditions and Restrictions is recorded under Montgomery County Clerk's File No. 2017-020125;

The Declaration of Restrictions for Teaswood Avenue Commercial Tract is recorded under Montgomery County Clerk's File No. 2017-020123;

The First Amendment and Modification to Declaration of Restrictions is recorded under Montgomery County Clerk's File No. 2021-173649

Teaswood Avenue Property Owners Association, Inc. Leasing and Rental Rules February 23, 2024 is recorded under Montgomery County Clerk's File No. 2024-022214

5. **Association Information:**

Teaswood Avenue Property Owners Association, Inc.

c/o CH&P Management LLC

PO Box 1920

Conroe, Texas 77305

Website: engage.goenumerate.com/s/teaswoodavenue/

Phone Number: 936-570-0132

6. **Designated Representative Information:**

CH&P Management LLC

1712 N. Frazier Street, Suite 215

Conroe, Texas 77301

Phone Number: 936-570-0132

Email: info@chpmanagement.com

7. **Fees Related to Property Transfer:**

Teaswood Avenue POA Capitalization Fee: 100% of current annual assessment

Teaswood Avenue POA Transfer Fee: \$175.00

CH&P Transfer Fee: \$195.00

CH&P Refinance Fee: \$50

Resale Certificate Fee: \$250


Update Resale Certificate Fee: \$75

Rush Resale Certificate Fee: Depending on number of business days up to \$150

Executed this the 27th day of March, 2024.

Teaswood Avenue Property Owners Association, Inc.

By: _____

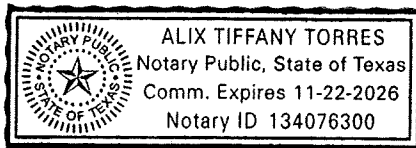

Savannah Crieifield
CH&P Management LLC
Managing Agent

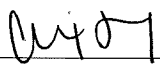
THE STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this the 27th day of March, 2024, by Savannah Crieifield, CH&P Management LLC, the Managing Agent of Teaswood Avenue Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.





Notary Public, State of Texas

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

E-FILED FOR RECORD

04/01/2024 02:20PM



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.

04/01/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas