

MANAGEMENT CERTIFICATE
SONORA COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS }
 }
COUNTY OF HARRIS } KNOW ALL MEN BY THESE PRESENTS:

Name of Subdivision: CLEARWOOD CROSSING SOUTH, SECTION 1, commonly referred to as SONORA

Name of Association: SONORA COMMUNITY ASSOCIATION, INC.

Recording Data for Subdivision:

CLEARWOOD CROSSING SOUTH, SECTION 1, (commonly referred to as Sonora), according to the map or plat thereof, recorded under Clerk's File No. 20100331865, and at Volume 636, Page 144 of the Map Records of Harris County, Texas.

Recording Data for Declaration:

Declaration of Covenants, Conditions and Restrictions for Clearwood Crossing South, Section 1, Commonly Referred to as Sonora, recorded at County Clerk's File No. 20110444004;

Mailing Address of Association: c/o 11950 Jollyville Road, Austin, Texas 78759.

Management Company: Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759; designated representative is Goodwin & Company; info@goodwintx.com; 855-289-6007.

Association Information: Located in Houston (South) area of Harris County, Texas; Articles of Incorporation filed with Secretary of State February 11, 2011; Charter No. 0801383047. **Fees:** Transfer Fee is \$275.00; Resale Certificate is \$375.00; Resale Certificate Update is \$75.00; Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement: 1 business day: \$300, 3 business days: \$200 and 5 business days: \$100; Compliance Inspection Fee is \$120.00; Capitalization Fee is fifty percent (50%) of the current assessment amount at the time of title transfer.

This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

Note: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at: www.goodwintx.com. Use the "find my community" search bar to locate the community webpage.

EXECUTED this 30th day of August, 2021.

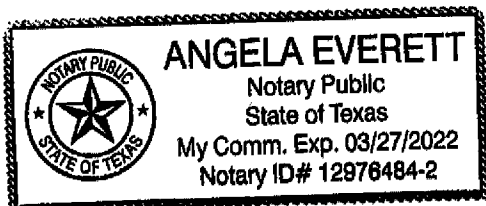
Sonora Community Association, Inc.

Kathryn Ament

By: Kathryn Ament, Authorized Representative of
Goodwin & Company, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by the said Kathryn Ament, in her official capacity as Authorized Representative of Goodwin & Company, Managing Agent of Sonora Community Association, Inc., on this 30th day of August, 2021, on behalf of said Association.



Angela Everett
Notary Public - State of Texas

Prepared By:
Treece Law Firm, P.C.
1020 Bay Area Blvd., Ste 200
Houston, Texas 77058

RP-2021-496582
Pages 3
08/31/2021 10:45 AM
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-2021-496582