

**MANAGEMENT CERTIFICATE
OF
WOODBEND PINES HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being the Managing Agent for Woodbend Pines Homeowners Association, Inc., a non-profit organization (the "**Association**"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of Subdivision: Woodbend Pines
2. The name of the Association: Woodbend Pines Homeowners Association, Inc.
3. The recording data for the subdivision: That certain real property in Harris County, Texas, as described on **Exhibit "A"** to that certain Declaration of Covenants, Conditions and Restrictions for Woodbend Pines Homeowners Association, Inc., recorded under Document No. W669456 Official Public Records of Harris County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Woodbend Pines Homeowners Association, Inc., c/o ACMI, 12603 Louetta Rd. Suite 101, Cypress, Texas 77429.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name of Designated Representative:	Bert Williams, President ACMI
Management Company:	Williams ACMI Ventures, LP (dba ACMI)
Mailing Address:	12603 Louetta Rd. Suite 101, Cypress TX 77429
Telephone Number:	281-251-2292
Email Address:	info@acmingmt.com

7. Website to access the Association's dedicatory instruments: www.acmingmt.com.
8. Amount and description of fees related to property transfer in subdivision: The Association fees are in the following amounts:

Working Capital Assessment - **\$0.00**
Transfer Fee - **\$250.00**
Resale Certificate Fee - **\$275.00**
Refinance Fee - **\$150.00**
Quote Fee- **\$13.00** each

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

{SIGNATURE PAGE FOLLOWS}

EXECUTED to be effective on the date this instrument is Recorded.

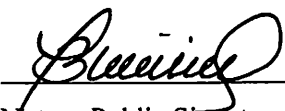
**WOODBEND PINES HOMEOWNERS
ASSOCIATION, INC.,** a Texas non-profit corporation

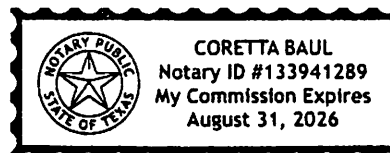
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Signature: 
By: Bert Williams, President
ACMI

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 15th of July 2024 by Bert Williams of Woodbend Pines Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.


Notary Public Signature



AFTER RECORDING RETURN TO: ✓
ACMI
12603 Louetta Rd. Suite 101
Cypress, TX 77429

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Deed Restrictions for Woodbend Pines, recorded as Document No. W669456, Official Public Records for Harris County, Texas.
2. Instrument to Record Dedicatory Instruments, recorded as Document No. 2020592811, Official Public Records for Harris County, Texas.
3. Copies of items listed above plus additional documents are available on the ACMI website at www.acmingmt.com.

FILED FOR RECORD

1:15:16 PM

Tuesday, September 3, 2024

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, September 3, 2024

Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

