

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
DUNHAM POINTE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Dunham Pointe Homeowners Association, Inc., a non-profit corporation ("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 prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Dunham Pointe.
2. Name of Association: The name of the Association is Dunham Pointe Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Dunham Pointe, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 694969 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Dunham Pointe, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 694973 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Dunham Pointe, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 698980 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Dunham Pointe, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 698401 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Dunham Pointe, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film

Code No. 697384 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Dunham Pointe, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 698757 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Dunham Pointe Model Court, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 695279 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Dunham Pointe Model Court, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 696532 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Master Declaration of Covenants, Conditions and Restrictions for Dunham Pointe Single-Family Residential Areas.
- (2) Supplemental Declaration of Master Declaration of Covenants, Conditions and Restrictions for Dunham Pointe Single-Family Residential Areas.
- (3) Supplemental Declaration of Master Declaration of Covenants, Conditions and Restrictions for Dunham Pointe Single-Family Residential Areas (Dunham Pointe Sections 3, 4 and 8).
- (4) Supplemental Declaration of Master Declaration of Covenants, Conditions and Restrictions for Dunham Pointe Single-Family Residential Areas (Dunham Pointe Section 5).

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2021-730123.
- (2) Harris County Clerk's File No. RP-2022-146093.
- (3) Harris County Clerk's File No. RP-2022-410883.
- (4) Harris County Clerk's File No. RP-2022-254928.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Dunham Pointe Homeowners Association, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sterling ASI Conveyance Department. Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064. Phone No.: 832.678.4500. Email Address: servicedesk@sterlingasi.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.sterlingasi.net.
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	\$ 202.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00
Capitalization Fee [Declaration Article VI, Section 6.5]	Each owner, other than Declarant or an Affiliate, shall be obligated to pay to the Association a one-time fee in an amount determined by the Board but in no event greater than 100% of the Regular Assessment for the Lot then in effect. The Capitalization Fee is due and payable at the closing of the transfer of a Lot. The Capitalization Fee amount must be confirmed with the Association.

Executed on this 25 day of SEPTEMBER, 2023.

DUNHAM POINTE HOMEOWNERS
ASSOCIATION, INC.

By: Roxanne Martinez

Printed: ROXANNE MARTINEZ

Its: AGENT FOR THE ASSOCIATION

*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 20th day of September, 2023 personally appeared Roxanne Martinez agent of Dunham Pointe Homeowners Association, Inc., 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.

Rachel Hernandez
Notary Public in and for the State of Texas



RP-2023-374254

RP-2023-374254
Pages 5
09/29/2023 10:48 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2023-374254