

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Scotts Bend Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

| <u>Document and<br/>Name of Subdivision</u>  | <u>Recording Data for<br/>Document</u>               | <u>Recording Data for<br/>Subdivision</u>  |
|--|--|--|
| Declaration of Covenants,<br>Conditions and Restrictions<br>for Scotts Bend  | Harris County Clerk's<br>File No. RP-2023-<br>438229 | As stated in said Declarations   |
| Restated and Amended<br>Declaration of Covenants,<br>Conditions and Restrictions<br>Scotts Bend Community<br>Association | Harris County Clerk's<br>File No. RP-2024-<br>289588 | As stated in said Declarations   |
| First Supplemental<br>Declaration of Covenants,<br>Conditions and Restrictions<br>(Amendment)                            | Harris County Clerk's<br>File No. RP-2024-<br>453720 | As stated in said Declarations   |
| Supplementary Declaration of<br>Covenants, Conditions and<br>Restrictions of Scotts Bend<br>Section One                  | Harris County Clerk's<br>File No. RP-2024-<br>365378 | Film Code No. 709158, Map<br>Records, Harris County, Texas;<br>and as stated in said Declaration |
| Supplementary Declaration of<br>Covenants, Conditions and<br>Restrictions of Scotts Bend<br>Section Two                  | Harris County Clerk's<br>File No. RP-2024-<br>435933 | Film Code No. 709654, Map<br>Records, Harris County, Texas;<br>and as stated in said Declaration |
| Supplementary Declaration of<br>Covenants, Conditions and<br>Restrictions of Scotts Bend<br>Section Four                 | Harris County Clerk's<br>File No. RP-2025-14567      | Film Code No. 710055, Map<br>Records, Harris County, Texas;<br>and as stated in said Declaration |
| Supplementary Declaration of<br>Covenants, Conditions and<br>Restrictions of Scotts Bend<br>Section Five                 | Harris County Clerk's<br>File No. RP-2025-14569      | Film Code No. 710059, Map<br>Records, Harris County, Texas;<br>and as stated in said Declaration |
| Supplementary Declaration of<br>Covenants, Conditions and<br>Restrictions of Scotts Bend<br>Section Six                  | Harris County Clerk's<br>File No. RP-2025-14571      | Film Code No. 710063, Map<br>Records, Harris County, Texas;<br>and as stated in said Declaration |

|  |   |                                |
|--|---|--------------------------------|
| Certificate of Formation and By-Laws   | Harris County Clerk's File No. RP-2024-71399  | As stated in said Declarations |
| Community Policies Manual [Collection/Payment Plan Policy; Records Production/ Copying Policy; Document Retention Policy; Solar Energy Devices; Shingles Criteria Policy; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy] | Harris County Clerk's File No. RP-2024-71400  | As stated in said Declarations |
| Builder Guidelines - issued July 10, 2024  | Harris County Clerk's File No. RP-2024-322723 | As stated in said Declarations |
| Homeowners Guidelines - issued July 26, 2024   | Harris County Clerk's File No. RP-2024-322722 | As stated in said Declarations |

**Name and Mailing Address for Association**

Scotts Bend Community Association  
c/o ACMI  
12603 Louetta Road, Suite 101  
Cypress, Texas 77429

Name and Mailing Address of Person Managing  
the Association or its Designated Representative

ACMI  
12603 Louetta Road, Suite 101  
Cypress, Texas 77429

Telephone Number to contact the Association

(281) 251-2292

Email Address to contact the Association

info@acmimgmt.com

Association Website

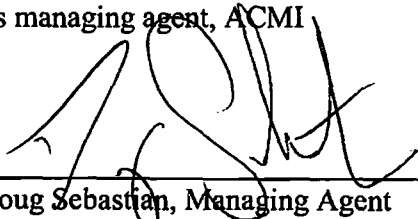
<https://www.acmimgmt.com>

Transfer of Title Fees

|                         |                              |
|-------------------------|------------------------------|
| Transfer Fee:           | \$250.00                     |
| Resale Certificate Fee: | \$275.00                     |
| Quote Fee:              | \$13.00                      |
| Refinance Fee:          | \$135.00                     |
| Capitalization Fee:     | 50% of the Annual Assessment |

Executed on this the 23<sup>rd</sup> day of January, 2025.

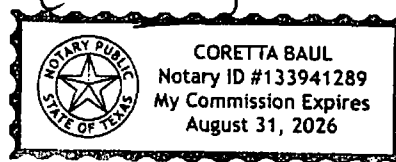
Scotts Bend Community Association, a Texas  
non-profit corporation, acting by and through  
its managing agent, ACMI

  
\_\_\_\_\_  
Doug Sebastian, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of January, 2025, by Doug Sebastian, Managing Agent with ACMI, the managing agent for Scotts Bend Community Association, a Texas non-profit corporation, on behalf of said entity.

  
\_\_\_\_\_  
Notary Public, State of Texas



When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056

RP-2025-25274  
# Pages 5  
01/24/2025 08:58 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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-2025-25274