

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
ALDER TRAILS COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Manager of Alder Trails Community Association, Inc. a non-profit corporation 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 Alder Trails Community Association, Inc.:

1. Name of Subdivision: Alder Trails.
2. Name of Association: Alder Trails Community Association, Inc.
3. Recording Data for the Subdivision:
 - a) Alder Trails, Sections 1 - 13, additions in Harris County, Texas, according to the maps or plats thereof, filed for record in the Map Records of Harris County, Texas, under Clerk's File Nos. 20140489005, 20140489006, 20140489007, 20150544071, RP-2017-13960, RP-2017-13961, RP-2017-13962, RP-2016-382931, RP-2017-13963, RP-2018-288692, RP-2018-61521, RP-2018-466599, and RP-2018-466600, respectively, along with any amendments, annexations, replats, supplements.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Alder Trails, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140511905, along with any amendments, annexations, modifications, or supplements thereto.
5. Name and Mailing Address of the Association is: Alder Trails Community Association, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Alder Trails Community Association, Inc. c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339
7. Telephone Number to Contact the Association is: Alder Trails Community Association, Inc. c/o Prestige Association Management Group Corporation (281) 607-7701.

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8. Email Address to Contact the Association: sarahe@pamgtx.com
9. The Association's website may be found at:
[https://frontsteps.cloud/CaliberWeb2_Prestige and](https://frontsteps.cloud/CaliberWeb2_Prestige)
www.pamgtx.com
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
 - b. Rush Fee: \$100.00 if needed within 24 hours; \$50.00 if needed within three (3) days.
 - c. Updated Certificate: after 30 days of issuance of the original \$200.00.
 - d. Transfer Fee, including a statement of account: \$250.00.
 - e. Refinance Statement of Account \$50 and refinance transfer Fee: \$200.00.
 - f. Mandatory New Owner Packet fee not to exceed \$150.00.

Executed on this the 23 day of October 2024.

Alder Trails Community Association, Inc.

By: Sarah Eldridge

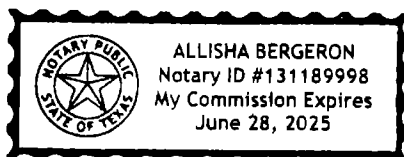
THE STATE OF TEXAS

COUNTY OF WALKER

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ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this date of October 23 2024, personally appeared Sarah Eldridge, Manager and Agent of Alder Trails Community Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Allisha Bergeron
Notary Public in and for the State of Texas

RECORDED BY:

RP-2024-407355

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Pages 3
11/01/2024 01:02 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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

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