



**EVERLY COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent for Everly Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Everly.
2. Name of Association: The name of the Association is Everly Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. JDS Hopfe Road Sec 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Clerk's File No. RP-2025-47366 of the Plat Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. JDS Hopfe Road Sec 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Clerk's File No. RP-2024-405187 of the Plat Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. JDS Hopfe Road Sec 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Clerk's File No. RP-2025-47367 of the Plat 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. Declaration of Covenants, Conditions, and Restrictions for Everly, Harris County Clerk's File No. RP-2025-172011.
  - b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Everly, Section 2, Harris County Clerk's File No. RP-2025-172307.
  - c. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Everly, Section 3, Harris County Clerk's File No. RP-2025-172308.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Everly Community Association, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sterling Association Services, Inc.; Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064; Phone Number: 832-678-4500; Email Address: servicedesk@sterlingasi.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: [www.sterlingasi.net](http://www.sterlingasi.net).
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$250.00
Refinance Fee	\$150.00
Capitalization Fee	100% of the then-current Annual Assessment rate charged to Owners (other than Builders) plus 100% of the then-current Service Area Assessment rate (if applicable). Some exemptions may apply. The Capitalization Fee for 2025 is \$1,100.00. For future years, the Capitalization Fee must be verified with the Association.

[SIGNATURE PAGE FOLLOWS]

Executed on this 22 day of MAY, 2025.

EVERLY COMMUNITY ASSOCIATION, INC.

By: Sterling Association Services, Inc.,  
Managing Agent

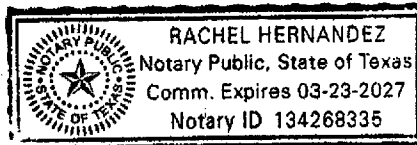
By: [Signature]  
Printed: ROXANNE MARTINEZ  
Its: AGENT FOR THE ASSOCIATION

\*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 22 day of MAY, 2025 personally appeared Roxanne Martinez the Agent of Sterling Association Services, Inc., Managing Agent for Everly Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas



RP-2025-196383  
# Pages 4  
05/23/2025 08:45 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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-2025-196383