

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
VILLAS AT CEDAR BROOK HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Villas at Cedar Brook Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Amended Management Certificate of Villas at Cedar Brook Homeowners Association, Inc., recorded as Document No. 20150491153, in the Official Public Records of Harris County, Texas.

1. The name of the subdivision: Villas at Cedar Brook.
2. The name of the Association: Villas at Cedar Brook Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: Lots 1 through 32, Block 1, Villas at Cedar Brook, according to the plat recorded under Document Number 20150428289 of the Official Public Records of Harris, 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: Villas at Cedar Brook Homeowners Association, Inc., c/o King Property Management, 720 North Post Oak, Suite 300, Houston, TX 77024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: King Property Management
Attn: Bonnie Donaldson
Mailing Address: 720 North Post Oak, Suite 300, Houston, TX 77024
Telephone Number: 713-956-1995
Email Address: bonnied@kpmtx.com

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

Working Capital Assessment - \$900.00.

Transfer Fee - \$200.00.

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Resale Certificate Fee - \$150.00.

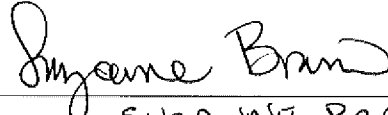
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

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

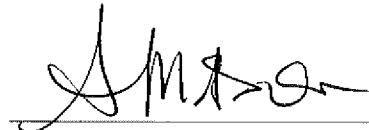
VILLAS AT CEDAR BROOK HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation

By: 
Name: SUZANNE BRANN
Title: HOA PRESIDENT

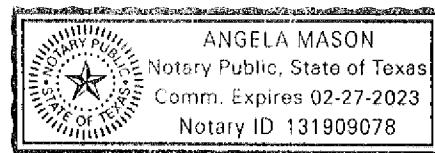
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 21ST day of OCTOBER, 2021 by SUZANNE BRANN PRESIDENT of Villas at Cedar Brook Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]


Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com



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EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Villas at Cedar Brook, recorded as Document No. 20150365035, Official Public Records of Harris County, Texas.
2. Villas at Cedar Brook Community Manual, recorded as Document No. 20150365790, Official Public Records of Harris County, Texas.
3. Villas at Cedar Brook Adoption of Working Capital Assessment, recorded as Document No. 20150366005, Official Public Records of Harris County, Texas.
4. Villas at Cedar Brook First Supplement to Community Manual, recorded as Document No. RP-2021-612005, Official Public Records of Harris County, Texas.

RP-2021-640634
Pages 5
11/05/2021 12:18 PM
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-2021-640634