

**MANAGEMENT CERTIFICATE FOR
COLDSPRING TERRACE**

STATE OF TEXAS §
 §
SAN JACINTO COUNTY §

COLDSPRING TERRACE PROPERTY OWNERS IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, files this Management Certificate, pursuant to §209.004 *et seq.* of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is COLDSPRING TERRACE.
- (2) The name of the association is COLDSPRING TERRACE PROPERTY OWNERS IMPROVEMENT ASSOCIATION, INC.
- (3) The subdivision plat is recorded in the Real Property Records of San Jacinto County, Texas, at Vol.126, Page 313, along with any amendments, supplements or replats thereto.
- (4) The Declarations and Governing Documents for the Association are recorded in the Real Property Records of San Jacinto County, Texas, along with any amendments or supplements thereto, as follows:
 - (a) Restrictions, under Clerk's File No.2354, beginning at Vol.112, Page163 *et seq.*;
 - (b) Amended Deed Restrictions, under Clerk's File No.2737 at Vol.149, Page513 *et seq.*;
 - (c) First Amended Deed Restrictions, at Vol.315, Page. 328 *et seq.*;
 - (d) Restated and Amended Deed Restrictions, at Clerk's File No.2014000282, Image No.1227 *et seq.*;
 - (e) Second Amended Deed Restrictions of Coldspring Terrace Property Owners Improvement Association, Inc., under Clerk's File No.03-8656, Image No.36950 *et seq.*;
 - (f) Resolution Adopting Alternative Payment Schedule Guidelines, Clerk's File No.2014000664, Image No.2868 *et seq.*;
 - (g) Payment Plan Policy, under Clerk's File No.20216473, Image No.33901 *et seq.*;
 - (h) Resolution Concerning Books and Records, under Clerk's File No.2014000665, Image No.2876 *et seq.*;
 - (i) Bylaws, under Clerk's File No.09-6736, Image No.26808 *et seq.*;
 - (j) Amended Bylaws, under Clerk's File No.3177, Vol.74, Page243 *et seq.*;
 - (k) Restated and Amended Bylaws, under Clerk's File No.2013007151, Image No.29904 *et seq.*

(5) The name and mailing address of the Association is: Coldspring Terrace Property Owners Improvement Association, Inc., c/o DTA Community Management Services, Inc., 3305 West Davis St. #400, Conroe, Texas 77304.

(6) The name, mailing address, telephone number and e-mail address of the Association's Designated Representative is:

- a) DTA Community Management Services, Inc., 3305 West Davis St. #400, Conroe, Texas 77304 c/o Community Manager, TENA WELLS;
- b) (832) 364-6880;
- c) TENA@WebDTA.com

(7) The Association's website: <https://www.ctpoi.com/home-owners-association>

(8) The amount and description of various closing fees charged by the Association

FEES PAID IN ADVANCE

First Right of Refusal Processing:	\$125.00
Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Lender Questionnaire:	\$325.00
Statement of Account – Resale	\$75.00
Statement of Account – Refinance	\$50.00
1 Day RUSH Fee	\$225.00
3 Day RUSH Fee	\$150.00

FEES PAID AT CLOSING

Transfer Fee:	\$325.00
---------------	----------

(9) PROSPECTIVE PURCHASERS ARE ADVISED TO INDEPENDENTLY EXAMINE ALL DEDICATORY INSTRUMENTS AND GOVERNING DOCUMENTS FOR THE ASSOCIATION, AS WELL AS PERFORMING A PHYSICAL INSPECTION OF THE PROPERTY AND COMMON AREAS, PRIOR TO PURCHASE. **THIS MANAGEMENT CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION OR ASSOCIATION. NO PERSON SHOULD RELY ON THIS MANAGEMENT CERTIFICATE FOR ANYTHING OTHER THAN FOR IDENTIFYING AND CONTACTING THE ASSOCIATION.**

SIGNED THIS 13th DAY OF January, 2023.

3084

Tena Wells

By: TENA WELLS, Community Manager,
 on behalf of DTA COMMUNITY MANAGEMENT SERVICES,
 community management company for
 COLDSRING TERRACE PROPERTY OWNERS IMPROVEMENT ASSOCIATION, INC.

STATE OF TEXAS

§

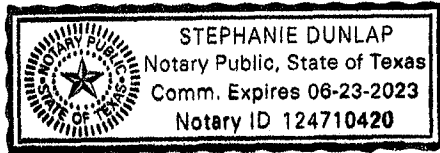
SAN JACINTO COUNTY

§

§

BEFORE ME, the undersigned authority, on this day personally appeared TENA WELLS, of DTA Community Management Services, Managing Agent for Coldspring Terrace Property Owners Improvement Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 13th day of January, 2023.



[Signature]
 Notary Public, State of Texas

20230590

3085

Filed for Record in:
San Jacinto County

On: Jan 31, 2023 at 11:15A

As a
Recordings

Document Number: 20230590

Amount 29.00

Receipt Number - 58376

By,
Dawn Wright

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this
instrument was filed in number sequence on the date
and time hereon by me, and was duly recorded in the
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas
as stamped hereon by me on

Jan 31, 2023

Dawn Wright, County Clerk
San Jacinto County, Texas