

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

SONOMA RANCH HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Sonoma Ranch Homeowners Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Harris County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Sonoma Ranch are as follows:

Subdivision Name
Sonoma Ranch section 1
Sonoma Ranch section 2
Sonoma Ranch section 3
Sonoma Ranch section 5
Sonoma Ranch section 6
Sonoma Ranch section 7

2. Name of the association.

Sonoma Ranch Homeowners Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Harris County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Sonoma Ranch Sec. 1	02/20/2003	W443240
Sonoma Ranch Sec. 2	10/23/2003	X127058
Sonoma Ranch Sec. 3	10/05/2004	Y392840
Sonoma Ranch Sec. 5	04/13/2005	Y392841
Sonoma Ranch Sec. 6	01/24/2006	Z047862
Sonoma Ranch Sec. 7	11/08/2007	20070668517

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Harris County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Deed Restrictions for Sonoma Ranch Section One	04/02/2003	W548457

Deed Restrictions for Sonoma Ranch Section Two	05/25/2004	X635933
Deed Restrictions for Sonoma Ranch Section Three	04/13/2005	Y392840
Deed Restrictions for Sonoma Ranch Section Five	06/10/2005	Y529918
Deed Restrictions for Sonoma Ranch Section Six	01/10/2006	Z020083
Deed Restrictions for Sonoma Ranch Section Seven	01/25/2008	20080039859

5. Name and mailing address for the association.

Sonoma Ranch Homeowners Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$175	Collected at closing if the property actually transfers
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$100	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$100	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$240	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$75	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$150	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates,

compliance inspections/reinspection's & lender questionnaires

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 6 day of April, 2022.

Sonoma Ranch Homeowners Association, Inc.

By: C.I.A. Services, Inc., Managing Agent

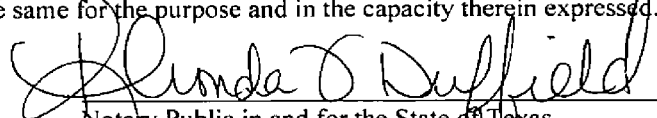

Valerie Lehr, Community Manager

STATE OF TEXAS

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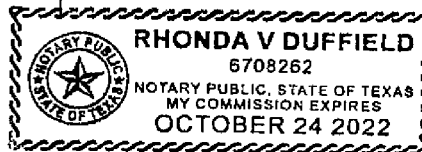
COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this 6 day of April, 2022 personally appeared Valerie Lehr, Community Manager for C.I.A. Services, Inc., Managing Agent for Sonoma Ranch Homeowners 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.


Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



RP-2022-184772
Pages 4
04/07/2022 11:11 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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-2022-184772