

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
THE CLUB**

THE STATE OF TEXAS §
 §
COUNTY OF SMITH §

The undersigned, being the Manager of The Club, 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 The Club:

1. **Name of Subdivisions:**

- Estate Villages, Units 1 through 8
- Clearlake Village, Units 2 and 4
- Highland Lake Village, Unit 2
- Springlake Village, Unit 3
- Villages East, Units 1 through 7
- Villages South, Units 1 through 10, 12 through 14, 17 and 19.

2. **Name of Association:** The Club.

3. **Recording Data for the Subdivision:**

- a) Estate Villages #1 according to the plat thereof of record in Volume 8, Page 194 of the Plat Records of Smith County, Texas.
- b) Estate Villages #2 according to the plat thereof of record in Volume 8, Page 195 of the Plat Records of Smith County, Texas.
- c) Estate Villages #3 according to the plat thereof of record in Volume 8, Page 196 of the Plat Records of Smith County, Texas.
- d) Estate Villages #4 according to the plat thereof of record in Volume 8, Page 197 of the Plat Records of Smith County, Texas.
- e) Estate Villages #5 according to the plat thereof of record in Volume 8, Page 198 of the Plat Records of Smith County, Texas.
- f) Estate Villages #6 according to the plat thereof of record in Volume 9, Page 16 of the Plat Records of Smith County, Texas.
- g) Estate Villages #7 according to the plat thereof of record in Volume 9, Page 69 of the Plat Records of Smith County, Texas.
- h) Estate Villages #8 according to the plat thereof of record in Volume 9, Page 70 of the Plat Records of Smith County, Texas.
- i) Highland Lake Village #2 according to the plat thereof of record in Volume 9, Page 143 of the Plat Records of Smith County, Texas.
- j) Springlake Village #3 according to the plat thereof of record in Volume 8, Page 192 of the Plat Records of Smith County, Texas.

- k) Clear Lake Village #4, according to the plat thereof of record in Volume 8, Page 193 of the Plat Records of Smith County, Texas.
- l) Clear Lake Village #2, according to the plat thereof of record in Volume 7, Page 82 of the Plat Records of Smith County, Texas.
- m) Villages East #1 according to the plat thereof of record in Volume 9, Page 89 of the Plat Records of Smith County, Texas.
- n) Villages East #2 according to the plat thereof of record in Volume 9, Page 90 of the Plat Records of Smith County, Texas.
- o) Villages East #3 according to the plat thereof of record in Volume 9, Page 91 of the Plat Records of Smith County, Texas.
- p) Villages East #4 according to the plat thereof of record in Volume 9, Page 92 of the Plat Records of Smith County, Texas.
- q) Villages East #5 according to the plat thereof of record in Volume 9, Page 146 of the Plat Records of Smith County, Texas.
- r) Villages East #6 according to the plat thereof of record in Volume 9, Page 149 of the Plat Records of Smith County, Texas.
- s) Villages East #7 according to the plat thereof of record in Volume 9, Page 147 of the Plat Records of Smith County, Texas.
- t) Villages South #1 according to the plat thereof of record in Volume 9, Page 206 of the Plat Records of Smith County, Texas.
- u) Villages South #2 according to the plat thereof of record in Volume 10, Page 3 of the Plat Records of Smith County, Texas.
- v) Villages South #3 according to the plat thereof of record in Volume 10, Page 4 of the Plat Records of Smith County, Texas.
- w) Villages South #4 according to the plat thereof of record in Volume 10, Page 5 of the Plat Records of Smith County, Texas.
- x) Villages South #5 according to the plat thereof of record in Volume 10, Page 6 of the Plat Records of Smith County, Texas.
- y) Villages South #6 according to the plat thereof of record in Volume 10, Page 7 of the Plat Records of Smith County, Texas.
- z) Villages South #7 according to the plat thereof of record in Volume 10, Page 28 of the Plat Records of Smith County, Texas.
- aa) Villages South #8 according to the plat thereof of record in Volume 10, Page 14 of the Plat Records of Smith County, Texas.
- bb) Villages South #9 according to the plat thereof of record in Volume 10, Page 29 of the Plat Records of Smith County, Texas.
- cc) Villages South #10 according to the plat thereof of record in Volume 10, Page 30 of the Plat Records of Smith County, Texas.
- dd) Villages South #12 according to the plat thereof of record in Volume 10, Page 36 of the Plat Records of Smith County, Texas.
- ee) Villages South #13 according to the plat thereof of record in Volume 10, Page 37 of the Plat Records of Smith County, Texas.
- ff) Villages South #14 according to the plat thereof of record in Volume 10, Page 38 of the Plat Records of Smith County, Texas.

- gg) Villages South #17 according to the plat thereof of record in Volume 10, Page 71 of the Plat Records of Smith County, Texas.
- hh) Villages South #19 according to the plat thereof of record in Volume 10, Page 73 of the Plat Records of Smith County, Texas.

4. Recording Data for the Declaration:

- a) Declaration of Restrictions, Covenants, and Conditions for Estate Village Units through 5, Clearlake Village Unit 4, and Springlake Village Unit 3, filed on April 12, 1978, under Volume 1671, Page 846, and Instrument No. 7713 Official Records of Smith County, Texas
- b) Amendment to Declaration of Restrictions, Covenants, and Conditions for Estate Village Units 1 through 5, Clearlake Village Unit 4, and Springlake Village Unit 3, filed on July 16, 1980, under Volume 1813, Page 16 and Document No. 19345, Official Records of Smith County, Texas.
- c) Amendment to Declaration of Restrictions, Covenants, and Conditions for Estate Village Units 1 through 5, Clearlake Village Unit 4, and Springlake Village Unit 3 filed on September 1, 2011, under Document No. 201100038449, Official Records of Smith County, Texas.
- d) Amendment to Declaration of Restrictions, Covenants, and Conditions for Estate Village Units 1 through 5 and Springlake Village Unit 3, filed on November 4, 2021, under Document No. 202101045588, Official Records of Smith County, Texas.
- e) Amendment to Declaration of Restrictions, Covenants, and Conditions for Estate Village Units 1 through 5 and Springlake Village Unit 3, filed on November 16, 2021, under Document No. 20210 1047280, Official Records of Smith County, Texas.
- f) Supplemental Declaration of Restrictions, Covenants, and Conditions for Highland Lake Village Unit No. 2, filed on June 21, 1979, under Volume 1743, Page 371 and Document No. 14231, Official Records of Smith County, Texas.
- g) Declaration of Restrictions, Covenants, and Conditions for Highland Lake Village Unit No. 2, filed on November 04, 2021, under Document No. 202101045590, Official Records of Smith County, Texas.
- h) Amendment to Declaration of Restrictions, Covenants, and Conditions for Highland Lake Village Unit No. 2, filed on November 16, 2021, under Document No. 20210 1047282, Official Records of Smith County, Texas.
- i) Supplemental Declaration of Restrictions, Covenants, and Conditions for Estate Village Units 6 through 8, filed on January 12, 1979, under Volume 1718, Page 227, and Document No. 82, Official Records of Smith County, Texas.
- j) Supplemental Declaration of Restrictions, Covenants, and Conditions for Estate Village Units 6 through 8, filed on April 27, 1979, under Volume 1734, Page 640, and Document No. 9368, Official Records of Smith County, Texas.
- k) Amendment to Declaration of Restrictions, Covenants, and Conditions for Estate Village Units 6 through 8, filed on November 4, 2021, under Document No. 202101045589, Official Records of Smith County, Texas.
- l) Amendment to Declaration of Restrictions, Covenants, and Conditions for Estate Village Units 6 through 8, filed on November 16, 2021, under Document No. 202101047281, Official Records of Smith County, Texas.


- m) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages East Units 1 through 3, filed on May 4, 1979, under Volume 1734, Page 650, Official Records of Smith County, Texas.
- n) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages East Units 1 through 3, filed on November 4, 2021, under Document No. 202101045591, Official Records of Smith County, Texas.
- o) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages East Units 1 through 3, filed on November 16, 2021, under Document No. 202101047283, Official Records of Smith County, Texas.
- p) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages East Units 4 and 7, filed on June 21, 1979, under Volume 1734, Page 361, Official Records of Smith County, Texas.
- q) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages East Units 4 and 7, filed on November 4, 2021, under Document No. 202101045592, Official Records of Smith County, Texas.
- r) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages East Units 4 and 7, filed on November 16, 2021, under Document No. 202101047284, Official Records of Smith County, Texas.
- s) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages East Units 5 and 6, filed on June 21, 1979, under Volume 1734, Page 349, Official Records of Smith County, Texas.
- t) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages East Units 5 and 6, filed on November 4, 2021, under Document No. 202101045593, Official Records of Smith County, Texas.
- u) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages East Units 5 and 6, filed on November 16, 2021, under Document No. 202101047285, Official Records of Smith County, Texas.
- v) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages South Units 1 through 6, filed on January 28, 1980, under Volume 1780, Page 630, Official Records of Smith County, Texas.
- w) Amendment to Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages South Units 1 through 6, filed on September 29, 1987, under Volume 2727, Page 598, Official Records of Smith County, Texas.
- x) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Units 1 through 6, filed on November 4, 2021, under Document No. 202101045594, Official Records of Smith County, Texas.
- y) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Units 1 through 6, filed on November 16, 2021, under Document No. 202101047286, Official Records of Smith County, Texas.
- z) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages South Units 7, 9, 10 and 12 filed on July 1, 1980, under Volume 1810, Page 325, Official Records of Smith County, Texas.
- aa) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages South Units 7, 9, 10 and 12 filed on September 28, 1987, under Volume 2727, Page 600, Official Records of Smith County, Texas.

- bb) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Units 7, 9, 10 and 12 filed on November 4, 2021, under Document No. 202101045595, Official Records of Smith County, Texas.
- cc) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Units 7, 9, 10 and 12 filed on November 16, 2021, under Document No. 202101047287, Official Records of Smith County, Texas.
- dd) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages South Unit 8, filed on April 17, 1980, under Volume 1796, Page 50, Official Records of Smith County, Texas.
- ee) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Unit 8 filed on November 4, 2021, under Document No. 202101045596, Official Records of Smith County, Texas.
- ff) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Unit 8 filed on November 16, 2021, under Document No. 202101047288, Official Records of Smith County, Texas.
- gg) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages South Units 13 and 14, filed on July 1, 1980, under Volume 1810, Page 316, Official Records of Smith County, Texas.
- hh) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Units 13 and 14 filed on November 4, 2021, under Document No. 202101045597, Official Records of Smith County, Texas.
- ii) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Units 13 and 14 filed on November 16, 2021, under Document No. 202101047289, Official Records of Smith County, Texas.
- jj) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages South Units 17 and 19, filed on September 28, 1987, under Volume 2727, Page 602, Official Records of Smith County, Texas.
- kk) Supplemental Declaration of Restrictions, Covenants, and Conditions for Villages South Units 17 and 19, filed on October 17, 1980, under Volume 1832, Page 370, Official Records of Smith County, Texas.
- ll) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Units 17 and 19 filed on November 4, 2021, under Document No. 202101045598, Official Records of Smith County, Texas.
- mm) Amendment to Declaration of Restrictions, Covenants, and Conditions for Villages South Units 17 and 19 filed on November 16, 2021, under Document No. 202101047290, Official Records of Smith County, Texas.
- nn) Declaration of Restrictions, Covenants, and Conditions for Timberlake Village Unit No 1 filed on April 27, 1970, under Volume 1333, Page 651 Official Records of Smith County, Texas
- oo) Supplemental Declaration of Covenants and Conditions for Clearlake Village Unit No. 2 filed on August 30, 1974, under Volume 1502, Page 789, Official Records of Smith County, Texas
- pp) Amendment to Declaration of Restrictions, Covenants and Conditions filed on April 11, 1994, under Volume 3501, Page 554 Official Records of Smith County, Texas

5. Name and Mailing Address of the Association is: The Club 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: The Club c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339
7. Telephone Number to Contact the Association is: The Club c/o Prestige Association Management Group Corporation (281) 607-7701.
8. Email Address to Contact the Association: sarahe@pamgtx.com
9. The Association's website may be found at: frontsteps.Cloud/CaliberWeb2_Prestige and 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. Certified Statement of Account \$50.00 and transfer Fee \$200.00.
 - 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.

THE CLUB



Sarah Eldridge, Manager and Agent

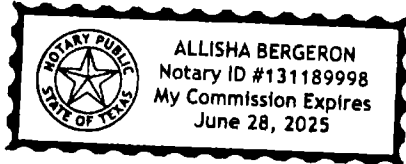
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 23 day of October 2024, personally appeared Sarah Eldridge, Manager and Agent of The Club, 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 in and for the State of Texas

**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202401031599

eRecording - Real Property

CERTIFICATE

Recorded On: November 01, 2024 12:04 PM

Number of Pages: 8

Billable Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 202401031599

Receipt Number: 20241101000068

Recorded Date/Time: November 01, 2024 12:04 PM

User: Brenda C



**STATE OF TEXAS
COUNTY OF SMITH**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Smith County, Texas.**

Karen Phillips
Smith County Clerk
Smith County, TX