

**MANAGEMENT CERTIFICATE  
FOR POWDER MILL ESTATES OWNERS ASSOCIATION, INC.**

PO Box 1722  
Tomball, TX 77377-1722

This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supersedes and replaces any prior management certificate applicable to the property described below and all such prior management certificates are hereby revoked.

1. The name of the subdivision is Powder Mill Estates.
2. The name of the association is Powder Mill Estates Owners Association, Inc., a Texas non-profit corporation.
3. \*The recording data for the subdivision is as follows:  
POWDER MILL ESTATES, a subdivision situated in Harris County, Texas, according to the plat thereof recorded under Film Code No. 371-098 of the Map Records of Harris County, Texas, which Subdivision consists of four (4) reserves designated as Reserve "A", Reserve "B", Reserve "C", and Reserve "D", and four (4) Blocks, containing a total of One-hundred sixteen (116) Lots
4. \*The recording data for the declaration is as follows:  
Deed Restrictions Powder Mill Estates, under County Clerk's File No. R594723 and 20140408356 of the Real Property Records of Harris County, Texas.
5. Mailing and email addresses of the Association and Manager are as follows:  
Powder Mill Estates Owners Association, Inc.  
PO Box 1722  
Tomball, TX 77377-1722  
[powdermillhoa@gmail.com](mailto:powdermillhoa@gmail.com)  
Please mail all correspondence to the PO Box with a courtesy copy to the email address.
6. Website: under construction
7. Transfer fees: \$50.00

Executed this 31 day of January, 2023.

Powder Mill Estates Owners Association, Inc.

By   
Signature of Secretary of the Association  
Name: Derek Riffe

RP-2023-34187

THE STATE OF TEXAS     §

COUNTY OF HARRIS     §

This instrument was acknowledged before me on the 31 day of January, 2023 by Derek Riffe, Secretary of the Board of Directors of Powder Mill Estates Owners Association, Inc., a Texas non-profit corporation, on behalf of the corporation.



A handwritten signature in cursive script, appearing to read "F Barsh", written over a horizontal line.

Notary Public in and for the  
State of Texas

\*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.

After filing return to:  
Kathy Ann Terry  
PO Box 690141  
Houston, TX 77269-0141

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01/31/2023 03:55 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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.



*Tenesia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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