

**MANAGEMENT CERTIFICATE
OF
SPORTS FLYER'S ESTATES PHASE II COMMUNITY IMPROVEMENT ASSOCIATION**

The undersigned, being an officer of Sports Flyer's Estates Phase II Community Improvement Association and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sports Flyer's Estates, Phase II.
2. The name of the Association: Sports Flyer's Estates Phase II Community Improvement Association, a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Waller County, Texas, made subject to that certain Land Use Restrictions, recorded as Volume 300, Page 563, in the Official Public Records of Waller County, Texas, as amended and supplemented from time to time (the "**Declaration**").
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:

 Sports Flyer's Estates Phase II Community Improvement Association
 Attn: President
 PO Box 102
 Brookshire, Texas 77423
6. The name, mailing address, telephone number, and email address of the person managing the Association or the Association's designated representative:

 Name: Sports Flyer's Estates Phase II Community Improvement Association Board of Directors
 Attn.: President
 Mailing Address: PO Box 102, Brookshire, Texas 77423
 Telephone Number: (281) 818-3681
 Email Address: sportflyersestates@gmail.com
7. Website to access the Association's dedicatory instruments: <https://sportflyers.org/>

8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Resale Certificate Fee – up to \$375.00

Updated Resale Certificate Fee – up to \$75.00

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

[SIGNATURE PAGE FOLLOWS]

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

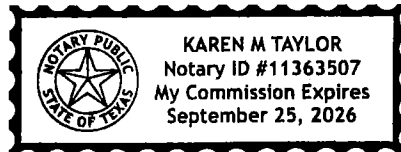
**SPORTS FLYER'S ESTATES PHASE II COMMUNITY
IMPROVEMENT ASSOCIATION**, a Texas nonprofit
corporation

By: Justin A. Anderson
Name: Justin A. Anderson
Title: President

STATE OF TEXAS §
COUNTY OF Waller §

This instrument was acknowledged before me this 17 day of July 20 25
by Justin Anderson, the President of Sports Flyer's Estates Phase II
Community Improvement Association, a Texas nonprofit corporation, on behalf of said nonprofit
corporation.

[SEAL]



Karen Taylor
Notary Public Signature

AFTER RECORDING RETURN TO:

Frank O. Carroll III, Esq.

WINSTEAD PC

600 W. 5th Street, Suite 900

Austin, Texas 78701

focarroll@winstead.com

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Land Use Restrictions, recorded as Volume 300, Page 563, Official Public Records of Waller County, Texas.
2. Sports Flyer's Estates, Phase II – Bylaws of Sports Flyer's Estates Phase II Community Improvement Association, recorded as Instrument No. 2500688, Official Public Records of Waller County, Texas.
3. Sports Flyer's Estates Phase II Community Improvement Association - Fine & Enforcement Policy and Assessment Collection Policy, recorded as Instrument No. 2504227, Official Public Records of Waller County, Texas.
4. Sports Flyer's Estates Phase II Community Improvement Association - Records Inspection, Copying, and Retention Policy; Contract Bidding and Selection Policy, recorded as Instrument No. 2507938, Official Public Records of Waller County, Texas.

FILED AND RECORDED

Instrument Number: 2508560

Filing and Recording Date: 07/17/2025 02:16:31 PM Pages: 5 Recording Fee: \$27.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplifile, Deputy

Returned To:
LEVIN & ATWOOD, LLP
20501 KATY FWY STE 217
KATY, TX 77450-1942