

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
SPRING BROOK VILLAGE PROPERTY OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS         §

The undersigned, being the Manager of Spring Brook Village Property Owners Association, Inc., 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 Spring Brook Village Property Owners Association, Inc.:

1. Name of Subdivision: Spring Brook Village.
2. Name of Association: Spring Brook Village Property Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Pinecrest, Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Clerk's Film Code No. 682060 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - b) Pinecrest, Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Clerk's Film Code No. 682256 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
  - c) Pinecrest, Section 3, a subdivision in Harris County, Texas, according to the map or plat thereof filed under Clerk's Film Code No. 686012 in the Map Records of Harris County, Texas, along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions, and Restrictions for Spring Brook Village, recorded on September 10, 2018, under County Clerk's File No. RP-2018-413952 in the Official Public Records of Harris County, Texas.
  - b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Brook Village Property Owners Association, Inc. recorded on January 21, 2021, under County Clerk's File No. RP-2021-32982 in the Official Public Records of Harris County, Texas.
  - c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Brook Village Property Owners Association, Inc. recorded on February 18, 2021, under County Clerk's File No. RP-2021-83466 in the Official Public Records of Harris County, Texas.
  - d) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Brook Village Property Owners Association, Inc. recorded on March 3, 2021, under

County Clerk's File No. RP-2021-109929 in the Official Public Records of Harris County, Texas.

5. Name and Mailing Address of the Association is: Spring Brook Village Property Owners Association, Inc., 2925 Briar Park, Suite 700, Houston, Texas 77042.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Spring Brook Village Property Owners Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: houston@fsresidential.com
9. The Association's website may be found at:  
<https://springbrookvillage.connectresident.com/>
10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
  - b. Resale Certificate Update Fee: \$75.00.
  - c. Welcome Packet Fee: \$26.50.
  - d. Transfer Fee: \$295.00.
  - e. Refinance Fee: \$100.00.
  - f. Capitalization Fee: three (3) months of the full annual assessment per Lot for year.

Executed on this the 23 day of October 2024.

SPRING BROOK VILLAGE PROPERTY  
OWNERS ASSOCIATION, INC.

By:



\_\_\_\_\_, Manager and Agent

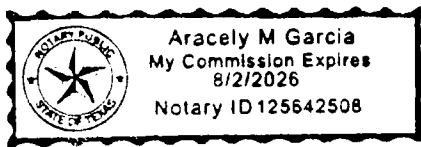
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 23 day of October 2024 personally appeared Craig Phillips Manager and Agent of Spring Brook Village Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Aracely Garcia  
Notary Public in and for the State of Texas

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AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254

RP-2024-398754  
# Pages 4  
10/28/2024 10:48 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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-2024-398754