

**MANAGEMENT CERTIFICATE FOR
PONDEROSA VILLAGE TOWNHOUSE ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Board President of Ponderosa Village Townhouse 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 the Association:

1. Name of Subdivision: The name of the subdivision is Ponderosa Village.
2. Name of Association: The name of the Association is Ponderosa Village Townhouse Association, Inc.
3. Recording Data for the Subdivision:
 - a. Ponderosa Village, in Harris County, Texas, according to the map and plat records at D851632;
 - b. Ponderosa Village, Replat of Blocks 2, 3, & Part of Block 4, in Harris County, Texas, according to the map and plat records at E990942.
4. Recording Data for the Declaration:
 - a. Master Declaration for Ponderosa Village; Harris County under Clerk's File No. D890097.
5. Association Information: The contact information and website for the association is as follows:

Ponderosa Village Townhouse Association, Inc.,
c/o Sterling Association Services
6842 N. Sam Houston Parkway, West,
Houston, Texas 77064
Website: www.Sterlingasi.net
Telephone: 832.678.4500

RP-2025-99388

6. Designated Representative Information:

Sterling Association Services
6842 N. Sam Houston Parkway, West,
Houston, Texas 77064

Email: drew@sterlingasi.com

Telephone: 832.678.4500

7. Fees Related to Property Transfer:

Transfer Fee:	\$250.00
Refinance Fee:	\$100.00
Sixty-Day Letter:	\$150.00
Resale Certificate:	\$350.00

8. Optional Information: None.

Executed this the 18 day of MARCH, 2025.

**PONDEROSA VILLAGE TOWNHOUSE
ASSOCIATION, INC.**

By: Drew Jones

Name: DREW JONES

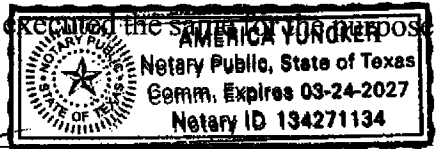
Position: AGENT

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THE STATE OF TEXAS §
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This instrument was acknowledged before me on this the 18 day of MARCH, 2025, by Drew Jones, representative for Ponderosa Village Townhouse Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same AMERICA VONDERHOEF and in the capacity therein expressed.

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NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

RP-2025-99388

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Pages 4
03/19/2025 04:05 PM
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

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