

**MANAGEMENT CERTIFICATE FOR
TAVOLA COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the duly appointed and acting Managing Agent for Tavola Community Association, Inc. (the "Association"), a nonprofit 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: Tavola
2. Name of Association: Tavola Community Association, Inc.
3. Recording Data for the Subdivision, Declaration, and any amendments to the Declaration:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Tavola Section One	Montgomery County Clerk's File No. 2014034014	Cabinet Z, Sheet 2785, Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Two	Montgomery County Clerk's File No. 2014034142	Cabinet Z, Sheet 2788, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Three	Montgomery County Clerk's File No. 2014034141	Cabinet Z, Sheet 2791, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Four	Montgomery County Clerk's File No. 2014034140	Cabinet Z, Sheet 2794, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Five	Montgomery County Clerk's File No. 2015012371	Cabinet Z, Sheet 3143, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and	Montgomery County Clerk's File No. 2015012373	Cabinet Z, Sheet 3159, Map Records, Montgomery County,

Restrictions Annexation of Tavola Section Six		Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Seven	Montgomery County Clerk's File No. 2015012375	Cabinet Z, Sheet 3146, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Covenants, Conditions and Restrictions Annexation of Tavola Section Eight	Montgomery County Clerk's File No. 2015082590	Cabinet Z, Sheet 3288, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Nine	Montgomery County Clerk's File No. 2015082592	Cabinet Z, Sheet 3291, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Ten	Montgomery County Clerk's File No. 2016088208	Cabinet Z, Sheet 4022, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Section Eleven	Montgomery County Clerk's File No. 2016048335	Cabinet Z, Sheet 3644, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restriction Section Twelve	Montgomery County Clerk's File No. 2016048336	Cabinet Z, Sheet 3647, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Thirteen	Montgomery County Clerk's File No. 2017045752	Cabinet Z, Sheet 4479, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Fourteen	Montgomery County Clerk's File No. 2018006784	Cabinet Z, Sheet 4728, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Fifteen	Montgomery County Clerk's File No. 2018060546	Cabinet Z, Sheet 4826, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Sixteen	Montgomery County Clerk's File No. 2017051547	Cabinet Z, Sheet 4523, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Seventeen	Montgomery County Clerk's File No. 2018001793	Cabinet Z, Sheet 4731, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration

Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Eighteen	Montgomery County Clerk's File No. 2018084228	Cabinet Z, Sheet 5071, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Nineteen	Montgomery County Clerk's File No. 2019065576	Cabinet Z, Sheet 5606, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty	Montgomery County Clerk's File No. 2017057686	Cabinet Z, Sheet 4519, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-One	Montgomery County Clerk's File No. 2018093289	Cabinet Z, Sheet 4968, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-Two	Montgomery County Clerk's File No. 2019087996	Cabinet Z, Sheet 5865, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-Three	Montgomery County Clerk's File No. 2021089461	Cabinet Z, Sheet 7385, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-Four	Montgomery County Clerk's File No. 2020054294	Cabinet Z, Sheet 6467, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-Five	Montgomery County Clerk's File No. 2018104573	Cabinet Z, Sheet 5091, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-Six	Montgomery County Clerk's File No. 2020146327	Cabinet Z, Sheet 6672, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-Seven	Montgomery County Clerk's File No. 2020131286	Cabinet Z, Sheet 6667, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-Eight	Montgomery County Clerk's File No. 2020059100	Cabinet Z, Sheet 6540, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration

Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Twenty-Nine	Montgomery County Clerk's File No. 2020142957	Cabinet Z, Sheet 6496, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Thirty	Montgomery County Clerk's File No. 2019078839	Cabinet Z, Sheet 6676, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Thirty-One	Montgomery County Clerk's File No. 2021114998	Cabinet Z, Sheet 7515, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Tavola (Designation of Neighborhood # I - Amendment Applicable to Neighborhood #1) (Sections 32 and 33)	Montgomery County Clerk's File No. 2018085271	Cabinet Z, Sheet 5074 and Cabinet Z, Sheet 6051, respectively, Map Records, Montgomery County, Texas; and as stated in said Supplemental and Amended Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Thirty-Two	Montgomery County Clerk's File No. 2018104587	Cabinet Z, Sheet 5074, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Thirty-Three	Montgomery County Clerk's File No. 2020054300	Cabinet Z, Sheet 6051, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Thirty-Four	Montgomery County Clerk's File No. 2021141534	Cabinet Z, Sheet 7631, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Thirty-Six	Montgomery County Clerk's File No. 2022047321	Cabinet Z, Sheet 8063, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Thirty-Seven	Montgomery County Clerk's File No. 2021141530	Cabinet Z, Sheet 7687, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Amendment/ Annexation of Tavola Sections Thirty-Five, Thirty-Eight, Thirty-Nine and Forty	Montgomery County Clerk's File No. 2023049943	Cabinet Z, Sheet 6906; Cabinet Z, Sheet 7683; Cabinet Z, Sheet 8059; and Cabinet Z, Sheet 8358, respectively, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration

Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Forty-One	Montgomery County Clerk's File No. 2022078658	Cabinet Z, Sheet 8453, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Forty-Two	Montgomery County Clerk's File No. 2022047883	Cabinet Z, Sheet 8222, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Forty-Three	Montgomery County Clerk's File No. 2023002291	Cabinet Z, Sheet 8906, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Forty-Four	Montgomery County Clerk's File No. 2022126465	Cabinet Z, Sheet 8617, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Forty-Five	Montgomery County Clerk's File No. 2023002315	Cabinet Z, Sheet 8753, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Forty-Six	Montgomery County Clerk's File No. 2022126463	Cabinet Z, Sheet 8902, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Tavola Section Forty-Seven	Montgomery County Clerk's File No. 2023006049	Cabinet Z, Sheet 8898, Map Records, Montgomery County, Texas; and as stated in said Supplementary Declaration
Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Tavola (Amendment)	Montgomery County Clerk's File No. 2016051484	As stated in said Declarations
Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Tavola (Amendment)	Montgomery County Clerk's File No. 2021059668	As stated in said Declarations
Instrument to Record Dedicatory Instruments (Certificate of Formation, Bylaws and Architectural Guidelines-Builder Guidelines)	Montgomery County Clerk's File No. 2015008189	As stated in said Declarations
Residential Improvement Guidelines for Homeowners	Montgomery County Clerk's File No. 2015030272	As stated in said Declarations

Pool and Pool Decking Location Guidelines	Montgomery County Clerk's File No. 2015077910	As stated in said Declarations
Resolution Regarding Assessments for Neighborhood #1 – Tavola Sections 32 and 33	Montgomery County Clerk's File No. 2019031310	As stated in said Declarations
COVID-19 Policy - Amenities	Montgomery County Clerk's File No. 2020062425	As stated in said Declarations
First Amendment to Residential Improvement Guidelines for Homeowners	Montgomery County Clerk's File No. 2022077255	As stated in said Declarations
Tavola Community Policies Manual	Montgomery County Clerk's File No. 2023096101	As stated in said Declarations
First Amended Collection/Payment Plan Policy	Montgomery County Clerk's File No. 2023075146	As stated in said Declarations
Fining Policy	Montgomery County Clerk's File No. 2024012533	As stated in said Declarations
Notice of Foundation Fee Obligation	Montgomery County Clerk's File No. 2023073900	As stated in said Declarations

4. Association Information:

Tavola Community Association, Inc.
c/o Inframark, LLC
2002 W. Grand Parkway N., Suite 100
Katy, TX 77449

5. Designated Representative Information:

Inframark, LLC
2002 W. Grand Parkway N., Suite 100
Katy, TX 77449
Phone Number: (281)870-0585
Email: customercare@inframark.com

6. Association Website:

https://www.inframark.com/customer-portal/customer-portal-communities-we-serve?sf_s=Tavola

7. Transfer of Title Fees:

Transfer Fee:	\$275.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	\$185.00 for 1 day rush \$150.00 for 3 day rush \$125.00 for 5 day rush
Refinance Fee:	\$100.00
Foundation Fee:	0.15% of gross sale price
Capitalization Fee:	50% of the Annual Assessment

8. Optional Information: None.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed this the 25 day of February, 2025.

TAVOLA COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation, acting by and through
its managing agent, Inframark, LLC

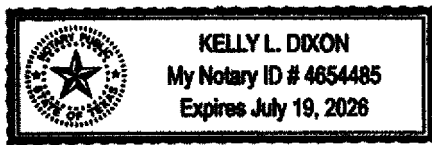
By: Brittany Lumpkin

Name: Brittany Lumpkin

Position: Community Manager

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 25 day of February, 2025, by Brittany Lumpkin, Managing Agent for Tavola Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that they executed the same for the purpose and in the capacity therein expressed.



Kelly L. Dixon
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

Christopher J. Archambault
Porter Law Firm
2603 Augusta Dr., Suite #900
Houston, Texas 77057

E-FILED FOR RECORD

02/27/2025 08:23AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

02/27/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas