

**MANAGEMENT CERTIFICATE**  
**(Texas Property Code 209.004)**

1. Name of Subdivision: Cypress Point at Turtle Bayou Homeowners Association, Inc.
2. Name of Association: Cypress Point at Turtle Bayou Homeowners Association, Inc
3. Location of the Subdivision: Baytown, TX, Chambers County
4. Recording Data for the Declaration of Covenants, Conditions and Restrictions:
5. The Declaration of Covenants, Conditions and Restrictions for Cypress Point at Turtle Bayou Homeowners Association, Inc is recorded in the Real Property Records of Chambers County, Texas under Clerk's Film number 8034231
6. Name and mailing address of the Association:

Prestige Association Management Group Corporation  
1849 Kingwood Drive Suite 103  
Kingwood Texas 77339

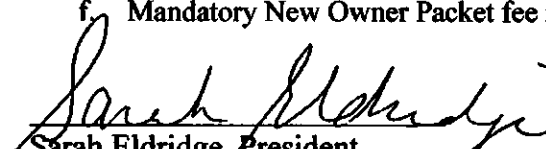
7. Name and Mailing address of the Person Managing the Association or It's Designated Representative is:

Prestige Association Management Group - Sarah Eldridge  
1849 Kingwood Drive Suite 103  
Kingwood Texas 77339

8. Telephone Number to Contact the Association is: 281-607-7701
9. Email Address to contact the Association: sarahe@pamgtx.com
10. The Association's website may be found at: frontsteps.Cloud/CaliberWeb2\_Prestige
11. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
- c. Updated Certificate: after 30 days of issuance of the original \$200.00.
- d. Certified Statement of Account \$50.00 and transfer Fee \$200.00.
- e. Refinance statement of account \$50.00 and Refinance fee \$200.00.
- f. Mandatory New Owner Packet fee not to exceed \$150.00.

By:

  
Sarah Eldridge, President

5. Name and Mailing Address of the Association is: Atascocita West Community Improvement Association, c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Atascocita West Community Improvement Association c/o Prestige Association Management Group Corporation, 1849 Kingwood Dr., Suite 103, Kingwood, Texas 77339
7. Telephone Number to Contact the Association is: Atascocita West Community Improvement Association c/o Prestige Association Management Group Corporation (281) 607-7701.
8. Email Address to Contact the Association: [sarahe@pamgtx.com](mailto:sarahe@pamgtx.com).
9. The Association's website may be found at: frontsteps.Cloud/CaliberWeb2\_Prestige
10. Fees charged by the Association upon the sale or transfer of Property:
  - a) Resale Certificate: \$200.00 or more, not to exceed the maximum allowable rate.
  - b) Rush Fee for Resale Certificate: \$100.00 if needed within 24 hours; \$50.00 if needed within 3 days.
  - c) Updated Certificate: after 30 days of issuance of the original \$200.00.
  - d) Certified Statement of Account \$50.00 and transfer Fee \$200.00.
  - e) Refinance statement of account \$50.00 and Refinance fee \$200.00.
  - f) Mandatory New Owner Packet fee not to exceed \$150.00.

Executed on this the 31 day of May 2024.

ATASCOCITA WEST COMMUNITY IMPROVEMENT ASSOCIATION

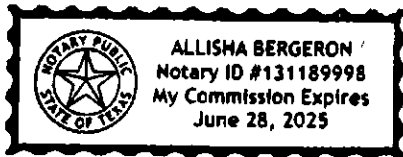
By:   
Sarah Eldridge, Manager and Agent

Prestige Association Management Group Corporation

STATE OF TEXAS §

COUNTY OF CHAMBERS §

This instrument was acknowledged before me on May 31, 2024, by Sarah Eldridge, President of Prestige Association Management, as the MANAGING AGENT for Cypress Point at Turtle Bayou Homeowners Association, Inc. a Texas non-profit corporation, on behalf of said corporation.



ABergeron  
Notary Public, State of Texas  
My commission expires:  
June 28 2025

**AFTER RECORDING RETURN TO:**  
Prestige Association Management Group  
1849 Kingwood Drive Suite 103  
Kingwood Texas 77339  
Attn: Sarah Eldridge

FILED FOR RECORD IN:  
Chambers  
On: 06/05/2024 08:59 AM  
Doc Number: 2024-203910  
Number of Pages: 4  
Amount: \$33.00  
Order#: 20240605000011  
By: KT  
Heather H. Hawthorne

