

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
AMBERWOOD PROPERTY OWNERS ASSOCIATION, INC.
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

AMBERWOOD PROPERTY OWNERS ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by Section 209.004 of Title 11 of the Texas Property Code, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is AMBERWOOD
2. The name of the Association is AMBERWOOD PROPERTY OWNERS ASSOCIATION, INC
3. The recording data for the Subdivision is as follows: Official Public Records of Real Property of Harris County, Texas: Amberwood, an unrecorded subdivision, being 55.47 acres out of the A. R. Bodman Survey, A-141, Harris County, Texas, and being a part of that certain 69.16 acre tract described in Deed, recorded under Film Code No. 186-10-0013 of the Deed Records of Harris County, Texas.
4. The recording data for the Declaration (sometimes referred to as the Restrictions or the Deed Restrictions) for the Subdivision is as follows: Declaration (Deed Records of Harris County, Texas): Amended and Restated Declaration of Covenants, Conditions and Restrictions of Amberwood Subdivision - County Clerk's File No. T737725.
5. The name and mailing address of the Association is: AMBERWOOD PROPERTY OWNERS ASSOCIATION, INC., 21423 Briar Oak Dr, Humble, Texas 77338..
6. The name, mailing address, telephone number, and e-mail address of the Association's designated representative is: Kenneth Kramer, Treasurer of Amberwood Property Owner's Association, 21423 Briar Oak Dr, Humble, Texas 77338 / Telephone No. (281) 935-3249 / e-mail address: Amberwoodpoa@gmail.com.
7. The Association's website is www.amberwoodpoa.com, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of **\$100.00** is charged, payable to Amberwood Property Owners Association, Inc.; b) regarding a refinance, an administrative refinance fee in the amount of **\$100.00** is charged, payable to **Amberwood Property**

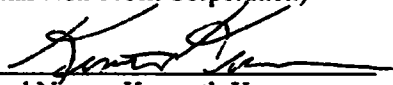
RP-2024-426352

Owner's Association , Inc.; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$150.00, payable to Amberwood Property Owners Association, Inc., and the fee for an updated Resale Certificate is \$75.00, payable to Amberwood Property Owners Association, Inc.; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$250.00, payable to Amberwood Property Owners Association, Inc. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective. (See also bookkeeper's address and contact information provided in paragraph 9(b) below).

9. Other information the Association considers appropriate is: (i) meetings of the Association's Board of Directors are generally held at the residence of an Association Director; (ii) the Association does not retain the services of a professional manager; (iii) the Association does not have a clubhouse, meeting room or website; and (iv) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 28 day of October, 2024.

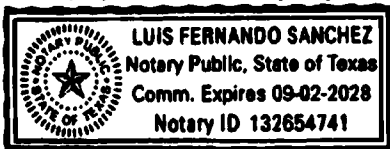
AMBERWOOD PROPERTY OWNERS
ASSOCIATION, INC.
(a Texas Non-Profit Corporation)

By: 
Printed Name: Kenneth Kramer
Position Held: Treasurer

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 28 day of October, 2024, personally appeared **Kenneth Kramer**, Treasurer of AMBERWOOD PROPERTY OWNERS ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Amberwood Property Owners Association, Inc.
P. O. Box 62072
Houston, Texas 77205

Amberwood Property Owners Association, Inc. - Management Certificate

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Pages 3
11/15/2024 08:39 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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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