

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR
WESTGREEN CIVIC IMPROVEMENT ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Director of Property Management of Westgreen Civic Improvement Association, 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 Westgreen Civic Improvement Association:

1. Name of Subdivision: Westgreen.
2. Name of Association: Westgreen Civic Improvement Association.
3. Recording Data for the Subdivision:
 - a.) Westgreen, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code Number 285091 of the Map Records of Harris County, Texas;
 - b.) Westgreen, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code Number 239110 of the Map Records of Harris County, Texas;
 - c.) Westgreen, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code Number 310001 of the Map Records of Harris County, Texas; and
 - d.) Replat of Westgreen, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code Number 314055 of the Map Records of Harris County, Texas.
4. Recording Data for the Declaration:
 - a.) Declaration of Covenants, Conditions and Restrictions for Westgreen, Section 1, recorded on January 17, 1979 under County Clerk's File No. F932371 in the Official Public Records of Real Property of Harris County, Texas;
 - b.) Amendment to Declaration of Covenants, Conditions and Restrictions for Westgreen, Section 1, recorded on June 20, 1979 under County Clerk's File No. G126962 in the Official Public Records of Real Property of Harris County, Texas;
 - c.) Annexation of Westgreen, Section 2, recorded on May 28, 1980 under County Clerk's File No. G548879 in the Official Public Records of Real Property of Harris County, Texas;

- d.) Declaration of Covenants, Conditions and Restrictions for Westgreen, Section 2, recorded on January 30, 1981 under County Clerk's File No. G848629 in the Official Public Records of Real Property of Harris County, Texas;
- e.) Correction of Declaration of Covenants, Conditions and Restrictions for Westgreen, Section 1, recorded on March 12, 1981 under County Clerk's File No. G895729 in the Official Public Records of Real Property of Harris County, Texas;
- f.) Amended Declaration of Covenants, Conditions and Restrictions for Westgreen, Section 2, recorded on March 12, 1981 under County Clerk's File No. G895730 in the Official Public Records of Real Property of Harris County, Texas;
- g.) Declaration of Covenants, Conditions and Restrictions for Westgreen, Section 3, recorded on September 22, 1982 under County Clerk's File No. H627133 in the Official Public Records of Real Property of Harris County, Texas;
- h.) Supplement to Declaration of Covenants, Conditions, and Restrictions for Westgreen, Section 3, recorded on March 17, 1992 under County Clerk's File No. N583428 in the Official Public Records of Real Property of Harris County, Texas.

5. Name and Mailing Address of the Association is: Westgreen Civic Improvement Association, c/o Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.
7. Telephone Number to Contact the Association is: Westgreen Civic Improvement Association, c/o Montage Community Services, LLC, 281-232-7659.
8. Email Address to Contact the Association: info@montagecs.com
9. The Association's website may be found at: westgreen.frontsteps.com
10. Fees charged by the Association upon the sale or transfer of Property:
- Resale Certificate: \$225.00 or more, not to exceed the maximum allowable rate.
 - Updated Certificate: after 30 days of issuance of the original \$75.00.
 - Transfer Fee: \$225.00.
 - Refinance Statement of Account \$100.00.

Executed on this the 4 day of June 2025.

WESTGREEN CIVIC IMPROVEMENT
ASSOCIATION

By: Sussan Summers
Sussan Summers, Managing Agent

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 6 day of June 2025, personally appeared Sussan Summers, Managing Agent of Westgreen Civic Improvement Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Cathina DeLeon

Notary Public in and for the State of Texas

ELECTRONICALLY RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2025-217703
Pages 4
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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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