

MANAGEMENT CERTIFICATE FOR
EL CARY ESTATES IMPROVEMENT ASSOCIATION

STATE OF TEXAS §
COUNTY OF HARRIS §

The undersigned, being the President and a Director of the **El Cary Estates Improvement Association** (hereinafter the "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 the Association.

1. The name of the subdivision is **El Cary Estates**.
2. The name of the property owners' association is **El Cary Estates Improvement Association**.
3. The recording data for the subdivision is located in the Map and Plat Records of Harris County, Texas, as follows:

El Cary Estates Block 1 – 8: Vol 47, Page 57, File No. 1363534,
El Cary Estates Block 1 Partial Replat: Vol 681, Page 763, File No. RP-2017-236899,
El Cary Estates Block 2 Partial Replat: Vol 694, Page 609, File No. RP-2021-193994
El Cary Estates Block 3 Partial Replat: Vol 503, Page 22, File No. V559568
4. The recording data for the Declarations are filed in the Harris County Clerk's Real Property Records of Harris County, Texas at:

Declaration of Restrictions and Covenants under File No. 1389299, Vol 2907 Pg 218
Amendment to Declaration of Restrictions and Covenants under File No. 1439595, Vol 2967 Pg 185; and File No. M593741
Other documents related to Declaration of Restrictions and Covenants under File No. B641684 Vol 5020 Pg 218; File No. C927245 Vol 7640 Pg 085; File No. E182429; File No. G140505; File No. G704972; File No. M475959; and File No. M593742
5. The name and mailing address of the Association is:
El Cary Estates Improvement Association, P.O. Box 861, Seabrook, TX 77586
6. The contact information of the Association's designated representative is:
Ron Poole c/o El Cary Estates Improvement Association, P.O. Box 861, Seabrook, TX 77586
(832) 985-2424; ElCaryEstatesIA@gmail.com or ElCaryTreasurer@gmail.com
7. The website address of the Association is: <https://elcaryestates.com>

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8. The property transfer fee(s) charged by the Association are:
 - Resale Certificate: \$375.00
 - Resale Certificate Update: \$75.00
 - Transfer Fee: \$175.00
 - Refinance Fee: \$100.00

9. The other fee(s) charged by the Association are:
 - Annual Maintenance Fee: \$100 per lot per calendar year
 - Late Fee: \$25 per lot per year after April 15th

10. 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 or Association. No person should rely on the Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 30 DAY OF October, 2024.

By: 
President & Director of El Cary Estates Improvement Association

G RON POOLE
Print Name

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STATE OF TEXAS

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COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30th day of October, 2024.



Kristi Poole
Notary Public, State of Texas

Return to:
Kristi Poole ✓✓
204 Lake View Blvd
Seabrook, TX 77586

FILED FOR RECORD

10:50:28 AM

Tuesday, November 19, 2024

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, November 19, 2024

Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

