

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SPRING BRANCH TOWNHOMES HOMEOWNER'S ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SPRING BRANCH TOWNHOMES HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Spring Branch Townhomes;
- (2) the name of the Association is Spring Branch Townhomes Homeowner's Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:

(a) Spring Branch Townhomes, under Clerk's Film Code No. 685661;

- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions for Spring Branch Townhomes, under Clerk's File No. RP-2021-89148;

- (5) the name and mailing address of the Association is:

(a) Spring Branch Townhomes Homeowner's Association, Inc., c/o Legacy Management Group, 20008 Champions Forest Dr., #703, Spring, Texas 77379;

- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Legacy Management Group, 20008 Champions Forest Dr., #703, Spring, Texas 77379;

(b) (832) 843-3363;

(c) meganberry@legacymanagementgroup.net;

(7) The Association's website address is:

<https://legacy.cincwebaxis.com/SBTH/documents;>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Transfer Fee - \$200.00;

(b) Capitalization Fee - \$350.00

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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 this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 1st DAY OF June, 2022.

By: Megan Berry
Megan Berry, Managing Agent for
Spring Branch Townhomes Homeowner's Association, Inc.

STATE OF TEXAS §

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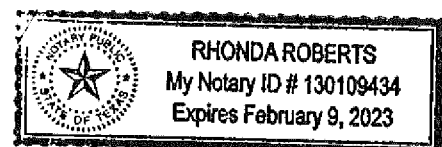
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Megan Berry, of Legacy Management Group, Managing Agent for Spring Branch Townhomes Homeowner's Association, Inc., 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 1st day of June, 2022.

Rhonda Roberts
Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



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Pages 3
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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

RP-2022-317084