

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Sonya Brown, am the Property Manager of Cattails Homeowners Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Cattails Townhomes
Name of Association: Cattails Homeowners Association, Inc.
Website of Association: <https://cattailshoa.com/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Declaration of Covenants, Conditions and Restrictions	G457762	03/10/80
Deed to Common Area	G465257	03/17/80
Amendment to Declaration of Covenants, Conditions and Restrictions	G564230	06/10/80
Correction Deed to Common Area	G564231	06/10/80
Articles of Annexation	G890197	03/09/81
Articles of Annexation	G977697	05/18/81
Bylaws	U847545	01/26/01
Certificate of Incorporation	U847545	01/26/01
Articles of Incorporation	U847545	01/26/01
General Information about Cattails Townhome Association	U847545	01/26/01
Guidelines Relating to Plumbing Inspections and Water Consumption	20120531862	11/15/12
Amended Collection Policy, Supplemental Deed Policy, Record Retention Policy	20130153704	04/03/13

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Cattails Homeowners Association, Inc.
4800 Sugar Grove Ste. 140
Stafford, TX 77477

The name, mailing address, telephone number, and email address of the managing agent / designated representative:


Sonya Brown
Marshall Management Group, Inc.
4800 Sugar Grove Ste. 140
Stafford, TX 77477
(713) 977-6644
ops@mmgihouston.com

RP-2021-662323

Legal Counsel for the Association is as follows:

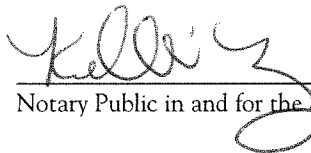
LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: Nov. 3, 2021

By: 
Sonya Brown, Property Manager

STATE OF TEXAS §
 §
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This instrument was acknowledged before me on the 3rd day of November, 2021 by Sonya Brown, Property Manager, on behalf of the Association.


Notary Public in and for the State of Texas

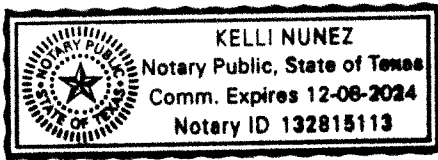


EXHIBIT "A"

FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Transfer Fee	\$150.00
Resale Certificate	\$363.00

RP-2021-662323

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Pages 3
11/17/2021 12:01 PM
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

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