

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
SUMMERWOOD TRAILS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, legal counsel for Summerwood Trails Homeowners Association, Inc., a non-profit corporation ("Association") 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. Name of Subdivision: The name of the subdivision is Summerwood Trails.
2. Name of Association: The name of the Association is Summerwood Trails Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Summerwood Trails, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 6201-6207 and Clerk's File No. 2019118470 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Summerwood Trails, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 9357-9359 and Clerk's File No. 2023020818 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration(s):*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, & Restrictions for Summerwood Trails Homeowners Association, Inc.
 - (2) Supplemental Declaration of Covenants, Conditions, & Restrictions for Summerwood Trails Homeowners Association, Inc.
 - b. Recording Information:
 - (1) Montgomery County Clerk's File No. 2020008260.
 - (2) Montgomery County Clerk's File No. 2023021734.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Summerwood Trails Homeowners Association, Inc. c/o Amity Community Management Group, LLC, 96 Beach Walk Blvd., Ste. 207, Conroe, TX 77304.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Jennifer Stanley;

Amity Community Management Group, LLC. Address: , 96 Beach Walk Blvd., Ste. 207, Conroe, TX 77304. Phone No.: 936-703-5256. Email Address: jstanley@acmg.solutions.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.acmg.solutions.
8. The Amount and Description of the Fees and Other Charges Imposed by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$225.00**
Refinance Fee	\$225.00***
Statement of Account	\$275.00
Rush Fee	\$100.00

9. Other pertinent information pertaining to the Association, recorded in the real property records of Montgomery County, Texas, and/or with the Texas Secretary of State:

Documents establishing the Association:

- a. Certificate of Formation; Doc. No. 925272180002.
- b. Periodic Report; Doc. No. 1231393930002.

Executed on this 1st day of January, 2025.

**SUMMERWOOD TRAILS HOMEOWNERS
ASSOCIATION, INC.**

By: _____

Jonathan A. Roach
Jonathan A. Roach
Attorney for the Association

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

**A transfer fees shall be imposed for each owner upon transfer of title to a new owner; however, if an owner is transferring multiple lots as part of one transaction, then only a single transfer fee shall be imposed—not a separate fee per each lot (e.g., if an owner is transferring 10 lots, then only one \$50 charge shall apply).

*** A refinance fee shall be imposed only if an owner is refinancing and the transaction involves a new owner/entity name; however, if an owner is simply refinancing in the owner's name, then no refinance fee shall be imposed.

THE STATE OF TEXAS

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COUNTY OF HARRIS

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BEFORE ME, the undersigned notary public, on this 1st day of January, 2025, appeared Jonathan Roach, legal counsel for Summerwood Trails Homeowners Association, Inc., 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.

[SEAL]

Sharla LaConti

Notary Public in and for the State of Texas

