

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
ARBOR TRACE COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

Arbor Trace Community 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 Arbor Trace;
- (2) The name of the association is Arbor Trace Community Association, Inc.;
- (3) The subdivision is recorded in the Real Property Records of Montgomery County, Texas, as follows:

- a. Arbor Trace, under Clerk's File No. 2020029449;
And Cabinet Z, Sheets 2820-2822;

(4) The recording data for the declaration and any amendments to the declaration is as follows:

- a. Declaration of Covenants, Conditions and Restrictions for Arbor Trace, under Montgomery County Clerk's File No. 2020-045420;

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

Arbor Trace Community Association, Inc.
P.O. Box 5191
Katy, Texas 77491

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. Rachel Schmutz, Community Solutions;
- b. P.O. Box 5191, Katy, Texas 77491;
- c. (713) 429-5440;
- d. rschmutz@csutx.com;

(7) The Association's website address is:

<https://www.csutx.com>

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

- a. Transfer Fee – \$250.00;
- b. Resale Certificate Fee – \$250.00;
- c. Working Capital Assessment – One Half of Then-Current Annual Assessment;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it 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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

[SIGNATURE BLOCKS FOLLOW]

SIGNED THIS 7 DAY OF September, 2021.

By: R. W, Managing Agent, on behalf of Community Solutions, Managing Agent for Arbor Trace Community Association, Inc.

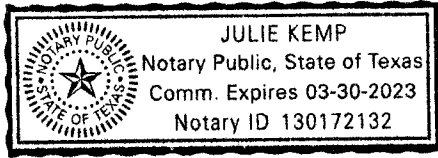
Rachel Schmutz, Managing Agent.
Print Name

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BEFORE ME, the undersigned authority, on this day personally appeared Rachel Schmutz, of Community Solutions, Managing Agent for Arbor Trace Community 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 7th day of September, 2021.

Julie Kemp
Notary Public, State of Texas



E-FILED FOR RECORD

09/14/2021 11:24AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

09/14/2021



County Clerk
Montgomery County, Texas