

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
CEDAR WOODS COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Manager of 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 Cedar Woods Community Association, Inc.:

1. Name of Subdivision: Cedar Woods.
2. Name of Association: Cedar Woods Community Association, Inc.
3. Recording Data for the Subdivision:
 - a) All of the Final Plat of Cedar Woods, a residential subdivision of 46.215 acres of land in Joshua G. Smith Survey, A-539, Montgomery County, Texas, recorded under Clerk's File No. 2008-070727 and in Cabinet Z, Sheets 1312 and 1313 of the Map Records of Montgomery County, Texas.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Cedar Woods recorded on November 13, 2013, under County Clerk's File No. 2013123090 in the Official Public Records of Montgomery County, Texas.
5. Name and Mailing Address of the Association is: Cedar Woods Community Association, Inc., c/o Community Solutions, PO BOX 5191, Katy, Texas 77491.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Cedar Woods Community Association, Inc., c/o Community Solutions, PO BOX 5191, Katy, Texas 77491.
7. Telephone Number to Contact the Association is: Cedar Woods Community Association, Inc. c/o Community Solutions (713) 429-5440.
8. Email Address to Contact the Association: service@csutx.com
9. The Association's website may be found at: www.csutx.com/our-communities/cedar-woods/

10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$250.00 or more, not to exceed the maximum allowable rate.
 - b. Transfer Fee: \$250.00.
 - c. Refinance Fee: \$75.00.

Executed on this the 2 day of September 2021.

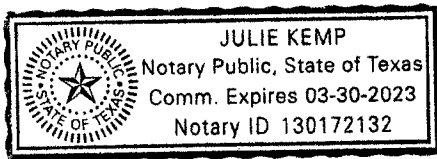
CEDAR WOODS COMMUNITY ASSOCIATION,
INC.

By: *R. Schmutz*
Rachel Schmutz, Manager and Agent

THE STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 2nd day of September 2021 personally appeared Rachel Schmutz, Manager and Agent of Cedar Woods Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Julie Kemp
Notary Public in and for the State of Texas

RECORDED BY:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

E-FILED FOR RECORD

09/09/2021 04:35PM



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.

09/09/2021



County Clerk
Montgomery County, Texas