

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
CHERRY PINES HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Cherry Pines Homeowners 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 Cherry Pines;
- (2) The name of the association is Cherry Pines Homeowners Association, Inc.;
- (3) The subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:

- a. Cherry Pines, Section One, under Clerk's File No. RP-2019-106919;
- b. Cherry Pines, Section One Partial Replat, under Clerk's File No. RP-2019-356963;
- c. Cherry Pines, Section Two, under Clerk's File No. RP-2019-142452;
- d. Cherry Pines, Section Three, under Clerk's File No. RP-2021-223539;

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

- a. Declaration of Covenants, Conditions and Restrictions for Cherry Pines, under Clerk's File No. RP-2020-89869;
- b. Supplemental declaration of Annexation, Cherry Pines, Section Three, under Clerk's File No. RP-2021-292899;

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

Cherry Pines Homeowners 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:

RP-2021-526304

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

(7) The Association's website address is:

<https://www.csutx.com/our-communities/cherry-pines/>

(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.

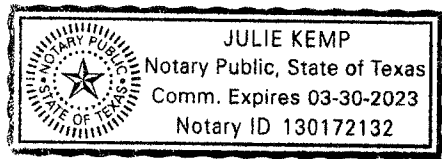
By: R.V, Managing Agent, on behalf of Community Solutions, Managing Agent for Cherry Pines Homeowners Association, Inc.

Rachel Schmutz, Managing Agent.
Print Name

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Rachel Schmutz, of Community Solutions, Managing Agent for Cherry Pines Homeowners 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

RP-2021-526304

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Pages 4
09/14/2021 02:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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-2021-526304