

Management Certificate

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

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Rachel Schmutz, am the Property Manager of Southampton on Sunset, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing 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: Sunset Estates
Name of Association: Southampton on Sunset, Inc.
Website of Association: <https://www.csutx.com/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Articles of Incorporation / Certificate of Formation		
Declaration of Covenants, Conditions and Restrictions	20090094483	03/06/09
Bylaws	RP-2017-92306	03/03/17
1 st Amendment to Declaration of Covenants, Conditions and Restrictions	RP-2017-92294	03/03/17

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:

Southampton on Sunset, Inc.
P.O. Box 5191
Katy, TX 77491

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

Rachel Schmutz
Community Solutions
P.O. Box 5191
Katy, TX 77491
(713) 429-5440
rschmutz@csutx.com

Legal Counsel for the Association is as follows:

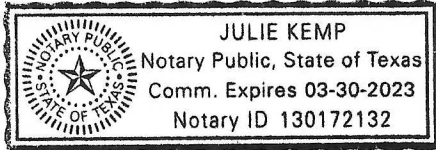
LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: September 14, 2021

By: R. W.
Rachel Schmutz, Property Manager

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This instrument was acknowledged before me on the 14th day of September, 2021, by Rachel Schmutz, Property Manager, on behalf of the Association.



Julie Kemp
Notary Public in and for the State of Texas

Fort Bend County

EXHIBIT "A"

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

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Transfer Fee	\$250.00
Resale Certificate	\$250.00
Working Capital Assessment	N/A