

MANAGEMENT CERTIFICATE
OF
MAPLE HEIGHTS HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Maple Heights Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Maple Heights.
2. The name of the Association: Maple Heights Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Montgomery County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Maple Heights recorded under Document No. 2022019872, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Maple Heights Homeowners Association, Inc., c/o P.O. Box 5191, Katy, Texas 77491.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Rachel Schmutz c/o Community Solutions Unlimited
Mailing Address: P.O. Box 5191, Katy, Texas 77491
Attn: Rachel Schmutz
Telephone Number: 713-429-5440
Email Address: rschmutz@csutx.com

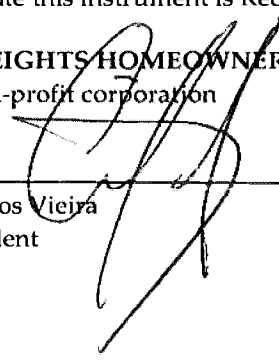
7. Website to access the Association's dedicatory instruments: www.csutx.com
8. Amount and description of fees related to property transfer in the subdivision: The amount of the Working Capital Assessment is equal to \$375.00. The Resale Certificate Fee is \$250.00. The HOA transfer fee is \$250.00. The Association transfer fee covers all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

MAPLE HEIGHTS HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

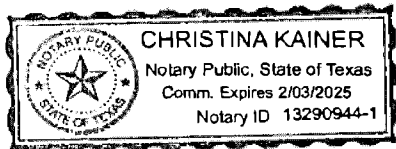
By: _____
Name: Carlos Vieira
Title: President



THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on 28th day of January, 2022, by Carlos Vieira, the President of Maple Heights Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]





Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead, PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Maple Heights, recorded under Document No. 2022019872, Official Public Records of Montgomery County, Texas.
2. Maple Heights Community Manual, recorded under Document No. 2022037987, Official Public Records of Montgomery County, Texas.
3. Maple Heights Modification Design Guidelines, recorded under Document No. 2022038564, Official Public Records of Montgomery County, Texas.
4. Maple Heights Design Guidelines, recorded under Document No. 2022020995, Official Public Records of Montgomery County, Texas.
5. Maple Heights Adoption of Working Capital Assessment, recorded under Document No. 2022020994, Official Public Records of Montgomery County, Texas.

E-FILED FOR RECORD

03/28/2022 03:19PM



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.

03/28/2022



County Clerk
Montgomery County, Texas