

MANAGEMENT CERTIFICATE  
OF  
SUNDANCE COVE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Sundance Cove Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sundance Cove.
2. The name of the Association: Sundance Cove Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Harris County, Texas, made subject to that certain Sundance Cove Amended and Restated Master Covenant [Residential], recorded under Document No. RP-2024-19192, in the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sundance Cove Homeowners Association, Inc., c/o Community Solutions, Attn: Rachel Schmutz, P.O. Box 5191, Katy, Texas 77491.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Sundance Cove Homeowners Association, Inc., c/o Community Solutions
Mailing Address:	P.O. Box 5191 Katy, Texas 77491
Attn.:	Rachel Schmutz
Telephone Number:	(713) 429-5440
Email Address:	<a href="mailto:service@csutx.com">service@csutx.com</a>
7. Website to access the Association's dedicatory instruments:  
[www.CSUTx.com](http://www.CSUTx.com)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Transfer Fee - \$250.00
Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

1  
SUNDANCE COVE HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE



ATTACHMENT 1

1. Sundance Cove Amended and Restated Master Covenant [Residential], recorded as Document No. RP-2024-19192, in the Official Public Records of Harris County, Texas.
2. Sundance Cove Development Area Declaration [Residential], recorded as Document No. RP-2024-19824, in the Official Public Records of Harris County, Texas.
3. Sundance Cove Community Manual, recorded as Document No. RP-2024-21998, in the Official Public Records of Harris County, Texas.
4. Sundance Cove Notice of Plat Recordation [SEC 1, SEC 2, SEC 3, SEC 4, and SEC 5], recorded as Document No. RP-2024-22019, in the Official Public Records of Harris County, Texas.

ATTACHMENT 1

SUNDANCE COVE HOMEOWNERS ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

4869-1977-2313v.3 51928-124 1/22/2024

RP-2024-22229

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# Pages 4  
01/22/2024 02:47 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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-2024-22229