

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE

for

SUNBURY ESTATES COMMUNITY
IMPROVEMENT ASSOCIATION

(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

SUNBURY ESTATES COMMUNITY IMPROVEMENT ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by Section 209.004 of Title 11 of the Texas Property Code, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's Managing Agent, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is POST WOOD, Section Five (5).
2. The name of the Association is SUNBURY ESTATES COMMUNITY IMPROVEMENT ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

Post Wood, Section Five (5) - Harris County Clerk's File No. F959955 / Volume 285, Page 57; and corrected and re-recorded under Harris County Clerk's File No. G941180 / Volume 301, Page 116.

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Deed Restrictions (Deed Records of Harris County, Texas):

Post Wood, Section Five (5) - County Clerk's File No. H693613 / Film Code No. 030-84-1460 through 030-84-1480.

5. The name and mailing address of the Association is: SUNBURY ESTATES COMMUNITY IMPROVEMENT ASSOCIATION, C/O Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Allison Malandrucolo, Manager).

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6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Allison Malandrucolo, Association Manager), Telephone No. 281.296.9775, Telefax No. 281.296.9788, e-mail address cms.allison@gmail.com.
7. The website for Consolidated Management Services is www.cmsgroup.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$300.00 is charged, payable to Consolidated Management Services; b) regarding a refinance, an administrative refinance fee in the amount of \$150.00 is charged, payable to Consolidated Management Services; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$375.00, payable to Consolidated Management Services, and the fee for an updated Resale Certificate is \$75.00, payable to Consolidated Management Services; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to Consolidated Management Services. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at 22602 Cypresswood Drive, Spring, Texas 77373, or at another location near the Subdivision; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 29 day of July, 2024.

**SUNBURY ESTATES COMMUNITY
IMPROVEMENT ASSOCIATION**
(a Texas Non-Profit Corporation)

By: H & W Consolidated Services, Inc., a Texas Corporation d/b/a Consolidated Management Services.

By: Alli Mal
ALLISON MALANDRUCOLO, Authorized Representative of Consolidated Management Services, and Association Manager for Sunbury Estates Community Improvement Association

(Acknowledgment is Contained on Page 3 Hereof)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 29th day of July, 2024, personally appeared **ALLISON MALANDRUCOLO**, an authorized representative of H & W Consolidated Services, Inc., a Texas Corporation d/b/a Consolidated Management Services, Managing Agent for **SUNBURY ESTATES COMMUNITY IMPROVEMENT ASSOCIATION** (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), and the Manager for the Association, a person 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, on behalf of said Association.

Carolyn Lindley

**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

After recording, return to:
Consolidated Management Services
128 Vision Park Boulevard, Suite 110
Shenandoah, Texas 77384



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Pages 4
08/08/2024 11:31 AM
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

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