



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Homeowners Association of Esperanza, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

| <u>Document and<br/>Name of Subdivision</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <u>Recording Data for<br/>Document</u>          | <u>Recording Data for<br/>Subdivision</u>                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Declaration of Covenants,<br>Conditions and Restrictions<br>for Homeowners Association<br>of Esperanza                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Fort Bend County Clerk's<br>File No. 2025028893 | File No. 20240282, Map or Plat<br>Records, Fort Bend County,<br>Texas; and as stated in said<br>Declaration |
| Certificate of Formation and<br>Bylaws                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Fort Bend County Clerk's<br>File No. 2025068026 | As stated in said Declaration                                                                               |
| Community Policy Manuals<br>[Collection/Payment Plan<br>Policy; Records Production/<br>Copying Policy; Document<br>Retention Policy; Solar<br>Energy Devices Policy;<br>Shingles Criteria Policy; 209<br>(Violations) Hearing Policy;<br>Flag Display Policy; Standby<br>Electric Generator Policy;<br>Rainwater Harvesting System<br>Policy; Swimming Pool<br>Enclosures Policy; Religious<br>Display Policy; Security<br>Measures Policy; Statutory<br>Notice of Posting and<br>Recordation of Association<br>Governance Documents;<br>Email Registration Policy;<br>Meeting Media Policy;<br>Advisory Committee<br>Guidelines; Board Member<br>Conduct Policy; Fining and<br>Enforcement Policy; Deed<br>Restriction Enforcement<br>Policy] | Fort Bend County Clerk's<br>File No. 2025103211 | As stated in said Declaration                                                                               |

Name and Mailing Address for Association

Homeowners Association of Esperanza  
c/o ACMI  
12603 Louetta Road, Suite 101  
Cypress, Texas 77429

Name and Mailing Address of Person Managing  
the Association or its Designated Representative

ACMI  
12603 Louetta Road, Suite 101  
Cypress, Texas 77429

Telephone Number to contact the Association

(281) 251-2292

Email Address to contact the Association

info@acmimgmt.com

Association Website

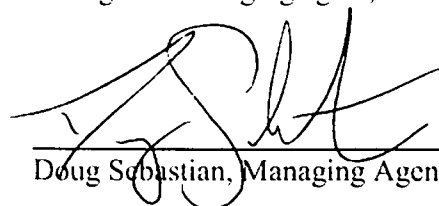
<https://www.acmimgmt.com>

Transfer of Title Fees

|                         |                              |
|-------------------------|------------------------------|
| Transfer Fee:           | \$250.00                     |
| Resale Certificate Fee: | \$275.00                     |
| Quote Fee:              | \$13.00                      |
| Refinance Fee:          | \$135.00                     |
| Capitalization Fee:     | 50% of the Annual Assessment |

Executed on this the 13<sup>th</sup> day of October, 2025.

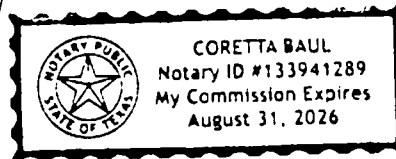
Homeowners Association of Esperanza, a  
Texas non-profit corporation, acting by and  
through its managing agent, ACMI

  
\_\_\_\_\_  
Doug Sebastian, Managing Agent

STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 13<sup>th</sup> day of October, 2025, by Doug Sebastian, Managing Agent with ACMI, the managing agent for Homeowners Association of Esperanza, a Texas non-profit corporation, on behalf of said entity.

  
\_\_\_\_\_  
Notary Public, State of Texas



When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056