

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

for

THE HORSESHOE ESTATES HOMEOWNER'S ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS THE HORSESHOE ESTATES HOMEOWNER'S ASSOCIATION, INC., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Fort Bend County, Texas,

NOW THEREFORE, the undersigned, being a Director for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision is **Horseshoe Estates**
2. Name of the association is **The Horseshoe Estates Homeowner's Association, Inc.**
3. The Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas as follows:
 - a. Instrument number 20170124 and plat attachment recorded in instrument number 2017064953 Filing Date 06/13/2017
4. The Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - a. Declaration of Covenants, Conditions and Restrictions for Horseshoe Estates under Clerk's File No. 2017072027 Filing Date 06/29/2017
 - b. Architectural Guidelines for Horseshoe Estates under Clerk's File No. 2017072028 Filing Date 06/29/2017
 - c. Bylaws of the Horseshoe Estates Homeowners Association, Inc. under Clerk's File No 2017072029 Filing Date 06/29/2017

- d. Document Retention Policy and Document Production Policy for the Horseshoe Estates Homeowners Association, Inc. under Clerk's File No. 2017072030 Filing Date 06/29/2017
 - e. Payment Plan Policy for the Horseshoe Estates Homeowners Association, Inc. under Clerk's File No. 2017072031 Filing Date 06/29/2017
5. Name, mailing address, phone, and email address of the Association is:
- a. Horseshoe Estates Homeowner's Association, Inc. c/o Christina Warr, President
11051 Pinto Dr., Needville, Texas 77461
 - b. 832.418.9390
 - c. HorseshoeEstatesHoA@gmail.com
6. The following fees are charged by the Association relating to a property transfer in the Subdivision:
- a. Resale Certificate Fee \$350.00
 - b. Update Resale Certificate Fee \$75.00 (Optional: update to resale certificate within 180 days)
 - c. Transfer Fee \$275.00 (collected at closing if the property actually transfers)
 - d. Standard Response Time \$0 (no later than 10 business days)
 - e. Rush Request \$75.00 (within 5 business days)
 - f. Expedited \$150.00 (within 2 business days)
7. Homeowner Records
- a. New owners shall provide email addresses, cell phone numbers, and mailing address to Association in order to receive timely communications with Association news, alerts, and meeting announcements. Communication preferences may be updated at any time.
8. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/ association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 12 DAY OF Feb, 2023.

The Horseshoe Estates Homeowner's Association, Inc.

By: Christina Warr, President

Christina Warr

Christina Warr, President

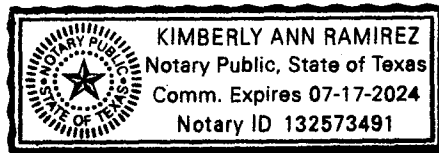
STATE OF TEXAS

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COUNTY OF FORT BEND

BEFORE ME, the undersigned notary public, on this 12th of February 2023 personally appeared Christina Warr, Secretary for The Horseshoe Estates Homeowner's Association, Inc., and acknowledge to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 12th of February 2023.



Kimberly Ann Ramirez

Notary Public, State of Texas

RETURNED AT COUNTER TO:

Markena Nickel
11018 Stallion Dr.
Needville, TX 77461



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

March 31, 2023 04:36:02 PM

FEE: \$24.00

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