

**MANAGEMENT CERTIFICATE
OF
SUNSET VALLEY RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Sunset Valley Residential Community, 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: Sunset Valley.
2. The name of the Association: Sunset Valley Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sunset Valley, recorded in Document No. RP-2024-97678, Official Public Records of Harris 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: Sunset Valley Residential Community, Inc., c/o Goodwin & Company, 28420 Hardy Toll Road, Suite 210, Spring, Texas 77373, Attn: Kristen Craig.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Sunset Valley Residential Community, Inc.
c/o Goodwin & Company
Mailing Address: 28420 Hardy Toll Road, Suite 210
Spring, Texas 77373
Attn: Kristen Craig
Telephone Number: (713) 405-3127
Email Address: kristen.craig@goodwintx.com

7. Website to access the Association's dedicatory instruments:
<https://goodwin-co.com/>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment – Amount equal to one (1) year of Regular Assessments for the year in which the Lot is conveyed

Reserve Fund Contribution – Amount equal to one (1) year of Regular Assessments for the year in which the Lot is conveyed

Transfer Fee - \$340.00

Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 19 day of February, 2025.

SUNSET VALLEY RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Amber MacLellan
Printed Name: Amber MacLellan
Title: President

STATE OF TEXAS §
 §
COUNTY OF Montgomery §

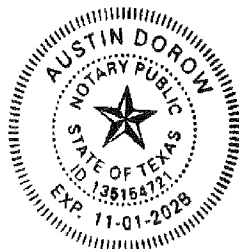
This instrument was acknowledged before me on the 19th day of February, 2025, by Austin Dorow, President of SUNSET VALLEY RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Austin Dorow
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com



ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Sunset Valley, recorded in Document No. RP-2024-97678, Official Public Records of Harris County, Texas, as the same may be amended from time to time.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Sunset Valley, recorded in Document No. RP-2025-68107, Official Public Records of Harris County, Texas, as the same may be amended from time to time
2. Sunset Valley Community Manual, recorded in Document No. RP-2024-98485, Official Public Records of Harris County, Texas, as same may be amended and supplemented from time to time.
3. Sunset Valley Adoption of Working Capital Assessment, recorded in Document No. RP-2025-68156, Official Public Records of Harris County, Texas.
4. Sunset Valley Adoption of Reserve Fund Contribution, recorded in Document No. RP-2025-68120, Official Public Records of Harris County, Texas.

ATTACHMENT 1

SUNSET VALLEY RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

RP-2025-68704

RP-2025-68704
Pages 5
02/26/2025 03:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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-2025-68704