

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
ELYSON RESIDENTIAL ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

ELYSON RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Elyson;
- (2) the name of the Association is Elyson Residential Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Harris County, Texas, as follows:
 - (a) Elyson, Reserves Section 1, under Clerk’s File No. RP-2017-467944;
 - (b) Elyson, Reserves Section 2, under Clerk’s File No. RP-2020-524017;
 - (c) Elyson, Section 1, under Clerk’s File No. 20150447477;
 - (d) Elyson, Section 2, under Clerk’s File No. 20150490369;
 - (e) Elyson, Section 3, under Clerk’s File No. RP-2016-153046;
 - (f) Elyson, Section 4, under Clerk’s File No. RP-2016-130972;
 - (g) Elyson, Section 5, under Clerk’s File No. RP-2016-130973;
 - (h) Elyson, Section 6, under Clerk’s File No. RP-2016-130974;
 - (i) Elyson, Section 7, under Clerk’s File No. RP-2016-130975;
 - (j) Elyson, Section 8, under Clerk’s File No. RP-2017-13080;
 - (k) Elyson, Section 9, under Clerk’s File No. RP- 2017-380106;
 - (l) Elyson, Section 10, under Clerk’s File No. RP-2017-133200;
 - (m) Elyson, Section 11, under Clerk’s File No. RP-2017-133199;
 - (n) Elyson, Section 12, under Clerk’s File No. RP-2017-380107;

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- (o) Elyson, Section 13, under Clerk's File No. RP-2017-66195;
- (p) Elyson, Section 14, under Clerk's File No. RP-2018-191732;
- (q) Elyson, Section 15, under Clerk's File No. RP-2018-107408;
- (r) Elyson, Section 16, under Clerk's File No. RP-2017-468943;
- (s) Elyson, Section 17, under Clerk's File No. RP-2018-191733;
- (t) Elyson, Section 18, under Clerk's File No. RP-2018-417648;
- (u) Elyson, Section 19, under Clerk's File No. RP-2019-78854;
- (v) Elyson, Section 20, under Clerk's File No. RP-2019-274492;
- (w) Elyson, Section 20 Amending Plat No. 1, under Clerk's File No. RP-2020-12437;
- (x) Elyson, Section 21, under Clerk's File No. RP-2020-183393;
- (y) Elyson, Section 21 Amending Plat, under Clerk's File No. RP-2020-107962;
- (z) Elyson, Section 22, under Clerk's File No. RP-2019-296274;
- (aa) Elyson, Section 23, under Clerk's File No. RP-2020-370485;
- (bb) Elyson, Section 24, under Clerk's File No. RP-2019-545023;
- (cc) Elyson, Section 25, under Clerk's File No. RP-2020-15430;
- (dd) Elyson, Section 26, under Clerk's File No. RP-2020-524013;
- (ee) Elyson, Section 27, under Clerk's File No. RP-2020-370486;
- (ff) Elyson, Section 28, under Clerk's File No. RP-2020-524014;
- (gg) Elyson, Section 29, under Clerk's File No. RP-2020-524015;
- (hh) Elyson, Section 30, under Clerk's File No. RP-2020-524016;
- (ii) Elyson, Section 31, under Clerk's File No. RP-2021-11107;
- (jj) Elyson, Section 32, under Clerk's File No. RP-2021-124894;

- (kk) Elyson, Section 33, under Clerk's File No. RP-2021-233145;
- (ll) Elyson, Section 34, under Clerk's File No. RP-2021-371364;
- (mm) Elyson, Section 35, under Clerk's File No. RP-2021-371363;
- (nn) Elyson, Section 36, under Clerk's File No. RP-2021-371362;
- (oo) Elyson, Section 37, under Clerk's File No. RP-2021-561720;
- (pp) Elyson, Section 38, under Clerk's File No. RP-2021-561718;
- (qq) Elyson, Section 39, under Clerk's File No. RP-2021-593261;
- (rr) Elyson, Section 39 Amending Plat No. 1 under Clerk's File No. RP-2022-433317;
- (ss) Elyson, Section 40, under Clerk's File No. RP-2022-74571;
- (tt) Elyson, Section 41, under Clerk's File No. RP-2022-277015;
- (uu) Elyson, Section 42, under Clerk's File No. RP-2021-593262;
- (vv) Elyson, Section 43, under Clerk's File No. RP-2022-51198;
- (ww) Elyson, Section 44, under Clerk's File No. RP-2022-51199;
- (xx) Elyson, Section 45, under Clerk's File No. RP-2022-527414;
- (yy) Elyson, Section 46, under Clerk's File No. RP-2022-506082;
- (zz) Elyson, Section 47, under Clerk's File No. RP-2023-36443;
- (aaa) Elyson, Section 50, under Clerk's File No. RP-2023-126187;
- (bbb) Elyson, Section 52, under Clerk's File No. RP-2023-121146;
- (ccc) Elyson, Section 53, under Clerk's File No. RP-2023-126188;
- (ddd) Elyson, Section 54, under Clerk's File No. RP-2023-91783;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Elyson Master Covenant [*Residential*], under Clerk's File No. RP-2016-80476;
- (b) Elyson Development Area Declaration [*Residential*], under Clerk's File No. RP-2016-192154;
- (c) First Amendment to Elyson Development Area Declaration [*Residential*], under Clerk's File No. RP-2018-47237;
- (d) Second Amendment to Development Area Declaration [*Residential*], under Clerk's File No. RP-2018-91963;
- (e) Elyson Development Area Declaration [*Townhomes*], under Clerk's File No. RP-2020-371417;
- (f) Elyson Notice of Applicability [*Residential*] Section 2, under Clerk's File No. RP-2016-192973;
- (g) Elyson Notice of Applicability [*Residential*] Sections 3, 4, and 5, under Clerk's File No. RP-2016-251360;
- (h) Elyson Notice of Applicability [*Residential*] Section 6, under Clerk's File No. RP-2016-259914;
- (i) Elyson Notice of Applicability [*Residential*] Section 7, under Clerk's File No. RP-2016-341439;
- (j) Elyson Notice of Applicability [*Residential*] Section 8, under Clerk's File No. RP-2018-90333;
- (k) Elyson Notice of Applicability [*Residential*] Sections 9 and 12, under Clerk's File No. RP-2017-382009;
- (l) Non-Material Correction Instrument Elyson Notice of Applicability [*Residential*] Sections 9 and 12, under Clerk's File No. RP-2018-223858;
- (m) Elyson Notice of Applicability [*Residential*] Section 10, under Clerk's File No. RP-2017-265459;
- (n) Elyson Notice of Applicability [*Residential*] Section 11, under Clerk's File No. RP-2018-90346;
- (o) Elyson Notice of Applicability [*Residential*] Section 13, under Clerk's File No. RP-2018-99245;

- (p) Elyson Amended and Restated Notice of Applicability [*Residential*] Section 13, under Clerk's File No. RP-2019-420486;
- (q) Elyson Notice of Applicability [*Residential*] Section 14, under Clerk's File No. RP-2019-62381;
- (r) Elyson Notice of Applicability [*Residential*] Section 15, under Clerk's File No. RP-2018-90374;
- (s) Elyson Amended and Restated Notice of Applicability [*Residential*] Section 15, under Clerk's File No. RP-2018-130722;
- (t) Elyson Notice of Applicability [*Residential*] Section 16, under Clerk's File No. RP-2018-15644;
- (u) Elyson First Supplement to Notice of Applicability [*Residential*] Section 16, under Clerk's File No. RP-2019-112331;
- (v) Elyson Amendment to Notice of Applicability [*Residential*] Section 16, under Clerk's File No. RP-2019-339899;
- (w) Elyson Notice of Applicability [*Residential*] Section 17, under Clerk's File No. RP-2019-62362;
- (x) Elyson Notice of Applicability [*Residential*] Section 18, under Clerk's File No. RP-2019-501760;
- (y) Elyson Notice of Applicability [*Residential*] Section 19, under Clerk's File No. RP-2019-151740;
- (z) Elyson Notice of Applicability [*Residential*] Section 20, under Clerk's File No. RP-2019-349529;
- (aa) Elyson Notice of Applicability [*Residential*] [*Townhomes*] Section 21, under Clerk's File No. RP-2020-384361;
- (bb) Elyson Notice of Applicability [*Residential*] Section 22, under Clerk's File No. RP-2019-560408;
- (cc) Elyson Notice of Applicability [*Residential*] Section 23, under Clerk's File No. RP-2020-427314;
- (dd) Elyson Notice of Applicability [*Residential*] Section 24, under Clerk's File No. RP-2020-144792;

- (ee) Elyson Notice of Applicability [*Residential*] Section 25, under Clerk's File No. RP-2020-36613;
- (ff) Elyson Notice of Applicability [*Residential*] Section 26, under Clerk's File No. RP-2020-542726;
- (gg) Elyson Notice of Applicability [*Residential*] Section 27, under Clerk's File No. RP-2020-427315;
- (hh) Elyson Notice of Applicability [*Residential*] Section 28, under Clerk's File No. RP-2020-542725;
- (ii) Elyson Notice of Applicability [*Residential*] Section 29, under Clerk's File No. RP-2020-548981;
- (jj) Elyson Notice of Applicability [*Residential*] Section 30, under Clerk's File No. RP-2020-634435;
- (kk) Elyson Notice of Applicability [*Residential*] Section 31, under Clerk's File No. RP-2021-60855;
- (ll) Elyson Notice of Applicability [*Residential*] Section 32, under Clerk's File No. RP-2021-174040;
- (mm) Elyson Notice of Applicability [*Residential*] Section 33, under Clerk's File No. RP-2021-394596;
- (nn) Elyson Notice of Applicability [*Residential*] Section 34, under Clerk's File No. RP-2021-394651;
- (oo) Elyson Notice of Applicability [*Residential*] Section 35, under Clerk's File No. RP-2021-394601;
- (pp) Elyson Notice of Applicability [*Residential*] Section 36, under Clerk's File No. RP-2021-394609;
- (qq) Elyson Notice of Applicability [*Residential*] Section 37, under Clerk's File No. RP-2021-600925;
- (rr) Elyson Notice of Applicability [*Residential*] Section 38, under Clerk's File No. RP-2022-167209;
- (ss) Elyson Notice of Applicability [*Residential*] Section 39, under Clerk's File No. RP-2021-656769;

- (tt) Elyson Notice of Applicability [*Residential*] Section 40, under Clerk's File No. RP-2022-426540;
- (uu) Elyson Notice of Applicability [*Residential*] Section 42, under Clerk's File No. RP-2022-260044;
- (vv) Elyson Notice of Applicability [*Residential*] Section 43, under Clerk's File No. RP-2022-250032;
- (ww) Elyson Notice of Applicability [*Residential*] Section 44, under Clerk's File No. RP-2022-260046;
- (xx) Elyson Notice of Applicability [*Residential*] Section 45, under Clerk's File No. RP-2023-40539;
- (yy) Elyson Notice of Applicability [*Residential*] Section 46, under Clerk's File No. RP-2022-535243;
- (zz) Elyson Notice of Applicability [*Residential*] Section 52, under Clerk's File No. RP-2023-186744;
- (aaa) Elyson Notice of Applicability [*Residential*] Section 54, under Clerk's File No. RP-2023-151126.

(5) the name and mailing address of the Association is:

- (a) Elyson Residential Association, Inc., c/o Cohere Life, 18001 North 79th Avenue; Suite C56, Glendale, Arizona 85308;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Cohere Life, 18001 North 79th Avenue; Suite C56, Glendale, Arizona 85308;
- (b) (480) 367-2626;
- (c) connect@coherelife.com;

(7) The Association's website address is:

www.coherelife.com;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Working Capital Assessment: \$500.00;

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(b) Document Fee: \$375.00

(c) Transfer Fee: \$175.00

a. \$100.00 for transfers between developer to builder and builder to builder;

(d) Third- Party Disclosure Processing Fee: \$50.00 per disclosure;

(e) Disclosure Rush Fee:

a. \$300.00 plus the Third-Party Fee for requests that need to be processed by one (1) Business day;

b. \$150.00 plus the Third-Party Fee for requests that need to be processed by three (3) Business day;

(f) Disclosure Update Fee: \$50.00 plus the Third-Party Fee after thirty (30) days of the disclosure being requested;

(g) Lender Documentation Fee: \$100.00;

(h) Foreclosure Monitoring Fee: \$75.00

(9) 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 or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[SIGNATURE AND NOTARY BLOCK BELOW]

SIGNED THIS 19th DAY OF July, 2023.

By: Karen Janczak, Karen Janczak, Manager
on behalf of Cohere Life,
Managing Agent for Elyson Residential Association, Inc.

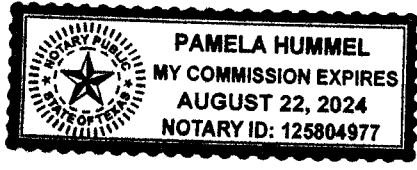
STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Karen Janczak, of Cohere Life, Managing Agent for Elyson Residential Association, Inc., and acknowledged 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 19th day of July, 2023.

Pamela Hummel
Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



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Pages 10
08/23/2023 11:52 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$50.00

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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