

MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 82.116 of the Texas Property Code

1. The name of the Condominium is: SPRING POINT II CONDOMINIUMS
2. The name of the Association is SPRING POINT II HOMEOWNERS ASSOCIATION, INC. a Texas Non-Profit Corporation.
3. The location of the Condominium is: 2011 Spenwick Dr (76 Units)
Houston, TX 77055
4. The Condominium is created and established pursuant to the Condominium Declaration:

Declaration

County Clerk's File No H559728 of the Condominium Records
of Harris County, Texas

Supplemental Declaration Phase IV

County Clerk's File No J454360 of the Condominium Records
of Harris County, Texas

5. The mailing address of the Association is:

SPRING POINT II HOMEOWNERS ASSOCIATION, INC.
c/o Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

Phone Number: 713-772-4420
Facsimile Number: 713-772-8655
Email Address: general@cmctx.com
Web Page: www.cmctx.com

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- www.cmctx.com
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Costs due for the transfer of ownership:

\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing

Dated this 6th day of February, 2026

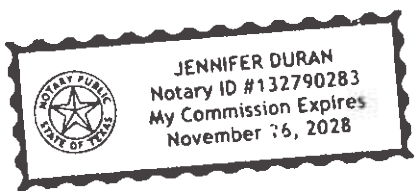
SPRING POINT II HOMEOWNERS ASSOCIATION, INC.
a Texas Non-Profit Corporation

By: Monique Garza

Monique Garza, Manager for Creative Management Company
as Managing Agent for SPRING POINT II HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 6 day of February, 2026 by Monique Garza, Manager for Creative Management Company, managing agent of SPRING POINT II HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, of behalf of such corporation.



Jennifer Duran
Notary Public in and for State of Texas

After recording return to:

Creative Management Company
8323 Southwest Freeway, Suite 330
Houston, TX 77074