

MANAGEMENT CERTIFICATE  
OF  
MANSFIELD ESTATES RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Mansfield Estates 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: Mansfield Estates.
2. The name of the Association: Mansfield Estates 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 Mansfield Estates, recorded in Document No. RP-2025-54885, 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: Mansfield Estates Residential Community, Inc., c/o Inframark, 2002 W. Grand Parkway North, Suite 100, Katy, Texas 77449, Attn: Amanda England.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Mansfield Estates Residential Community, Inc. c/o Inframark
Mailing Address:	2002 W. Grand Parkway North, Suite 100, Katy, Texas 77449
Attn:	Amanda England
Telephone Number:	281-870-0585
Email Address:	<a href="mailto:Amanda.England@inframark.com">Amanda.England@inframark.com</a>
7. Website to access the Association’s dedicatory instruments:  
[www.inframarkkims.com](http://www.inframarkkims.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 of annual Regular Assessments for the year in which the Lot is conveyed (New Home Owner only)

Transfer Fee – Builder to Resident - \$225.00

Transfer Fee – Resident to Resident - \$275.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00 after 30 days

Rush Fees:

\$185.00 for 1 day rush

\$150.00 for 3 day rush

\$125.00 for 5 day rush

Refinance Fee - \$100.00

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 20<sup>th</sup> day of March, 2025.

**MANSFIELD ESTATES RESIDENTIAL COMMUNITY,  
INC.,**

a Texas nonprofit corporation

By: \_\_\_\_\_

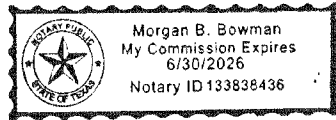
Printed Name: Daniel Rose

Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me on the 20<sup>th</sup> day of March, 2025, by Daniel Rose, President of MANSFIELD ESTATES RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



\_\_\_\_\_  
Morgan B. Bowman

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 Mansfield Estates, recorded in Document No. RP-2025-54885, Official Public Records of Harris County, Texas, as the same may be amended from time to time.
  - a. Correction and Ratification of Declaration of Covenants, Conditions and Restrictions for Mansfield Estates, recorded in Document No. RP-2025-88838, Official Public Records of Harris County, Texas.
2. Mansfield Estates Community Manual, recorded in Document No. RP-2025-94751, Official Public Records of Harris County, Texas, as same may be amended and supplemented from time to time.
3. Mansfield Estates Adoption of Working Capital Assessment, recorded in Document No. RP-2025-94765, Official Public Records of Harris County, Texas.

ATTACHMENT 1

MANSFIELD ESTATES RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

4885-9877-6306v.4 52919-740

RP-2025-109713

RP-2025-109713  
# Pages 5  
03/27/2025 08:29 AM  
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-2025-109713