

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SOLSTICE AT HARMONY COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

SOLSTICE AT HARMONY COMMUNITY 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 Solstice at Harmony;
- (2) the name of the Association is Solstice at Harmony Community Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - (a) Solstice at Harmony, Section 1, under Cabinet Z, Sheet 3662;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Solstice at Harmony, under Clerk's File No. 2017026074;
 - (b) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Community Association of Harmony, Inc., under Clerk's File No. 2014125698;
- (5) the name and mailing address of the Association is:
 - (a) Solstice at Harmony Community Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
 - (b) (877) 253-9689;
 - (c) houston@fsresidential.com;
- (7) The Association's website address is <https://solsticeatharmony.connectresident.com/>;

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

- (a) Resale Certificate Fee - \$375.00;
- (b) Update Resale Certificate Fee - \$75.00;
- (c) Transfer Fee - \$340.00;
- (d) Refinance Fee - \$100.00;
- (e) Welcome Packet Fee - \$26.50;
- (f) Capitalization (Initiation) Fee – 100% of the then-current Annual Assessment, some exemptions apply, the Capitalization Fee amount must be confirmed with the Association;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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.

(10) The Subdivision is also under the jurisdiction of Community Association of Harmony, Inc., you must confirm with Community Association of Harmony, Inc., as to any additional fees or requirements associated with a transfer in the Subdivision.

SIGNED THIS 13th DAY OF November, 2024.

By: Courtney Aguilera, on behalf of
FirstService Residential Houston, Managing Agent for
Solstice at Harmony Community Association, Inc.

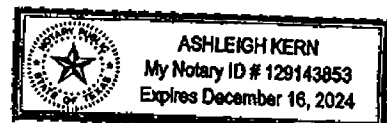
Courtney Aguilera
Print Name

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Courtney Aguilera, of FirstService Residential Houston, Managing Agent for Solstice at Harmony Community 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 13th day of November, 2024.

Ashleigh Kern
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254

E-FILED FOR RECORD

11/15/2024 12:28PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

11/15/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas