

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Roxanne Acosta-Hellberg*

2023 Aug 14 04:02 PM Fee: \$ 38.00

**2023022637**

ROXANNE ACOSTA-HELLBERG, COUNTY CLERK  
JEFFERSON COUNTY TEXAS

\*Electronically Recorded\*

MANAGEMENT CERTIFICATE  
OF  
CHINA GROVE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of China Grove 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: China Grove.
2. The name of the Association: China Grove Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Jefferson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for China Grove, recorded under Document No. 2022040962 in the Official Public Records of Jefferson 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: China Grove Residential Community, Inc., a Texas nonprofit corporation, c/o DTA Community Management, Attn: Todd Balla, 3305 West Davis #400, Conroe, Texas 77304.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name:	China Grove Residential Community, Inc., c/o DTA Community Management
Attn:	Todd Balla
Mailing Address:	3305 West Davis #400 Conroe, Texas 77304
Telephone Number:	(832) 364-6880
Email Address:	todd@webdta.com
7. Website to access the Association's dedicatory instruments:  
<http://chinagrovecommunity.org/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Transfer Fee - \$325.00  
Resale Certificate Fee - \$375.00  
Updated Resale Certificate Fee - \$75.00  
Rush Fee - \$225.00 – 1 day  
                  \$150.00 – 3 day  
Refinance Fee - \$50.00  
Statement of Account-Resale - \$75.00

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

*[SIGNATURE PAGE FOLLOWS]*



**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for China Grove, recorded under Document No. 2022040962 in the Official Public Records of Jefferson County, Texas, as same may be amended or supplemented from time to time.
2. China Grove Community Manual, recorded under Document No. 2022040973, Official Public Records of Jefferson County, Texas, as same may be amended or supplemented from time to time.
3. China Grove Notice of Exemption of Assessments [D.R. Horton], recorded under Document No. 2023010550, Official Public Records of Jefferson County, Texas
4. China Grove Adoption of Working Capital Assessment, recorded under Document No. NA, Official Public Records of Jefferson County, Texas.