



**MANAGEMENT CERTIFICATE  
OF  
PARKS AT WALNUT BEND HOMEOWNER ASSOCIATION, INC.**

The undersigned, being the Managing Agent for Parks at Walnut Bend Homeowner Association, Inc., a non-profit organization (the "Association"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of Subdivision: Parks at Walnut Bend
2. The name of the Association: Parks at Walnut Bend Homeowner Association, Inc.
3. The recording data for the subdivision: That certain real property in Brazoria County, Texas, as described on **Exhibit "A"** to that certain Declaration of Covenants, Conditions and Restrictions for Parks at Walnut Bend, recorded under Document No. 01029056 Official Public Records of Brazoria County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Parks at Walnut Bend Homeowner Association, Inc., c/o ACMI, 12603 Louetta Rd. Suite 101, Cypress, Texas 77429.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name of Designated Representative:	Bert Williams, President ACMI
Management Company:	Williams ACMI Ventures, LP (dba ACMI)
Mailing Address:	12603 Louetta Rd. Suite 101, Cypress TX 77429
Telephone Number:	281-251-2292
Email Address:	info@acmimgmt.com

7. Website to access the Association's dedicatory instruments: [www.acmimgmt.com](http://www.acmimgmt.com).
8. Amount and description of fees related to property transfer in subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$0.00  
Transfer Fee - \$250.00  
Resale Certificate Fee - \$275.00  
Refinance Fee - \$150.00  
Quote Fee- \$13.00 each

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

{SIGNATURE PAGE FOLLOWS}

STANDARD FORM NO. 64

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UNITED STATES GOVERNMENT

THE UNITED STATES GOVERNMENT PRINTING OFFICE: 1964

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EXECUTED to be effective on the date this instrument is Recorded.

**PARKS AT WALNUT BEND HOMEOWNER  
ASSOCIATION, INC.,** a Texas non-profit corporation

Signature: \_\_\_\_\_

By: Bert Williams, President  
ACMI

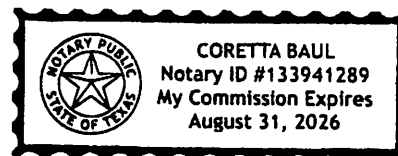
STATE OF TEXAS           §

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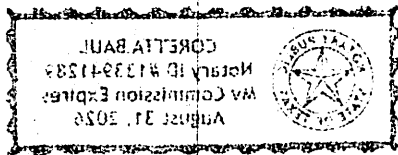
COUNTY OF BRAZORIA   §

This instrument was acknowledged before me this 16th day of July 2024 by  
Bert Williams of Parks at Walnut Bend Homeowner Association, Inc., a Texas non-  
profit corporation, on behalf of said non-profit corporation.

\_\_\_\_\_  
Notary Public Signature



AFTER RECORDING RETURN TO:  
ACMI  
12603 Louetta Rd. Suite 101  
Cypress, TX 77429



**EXHIBIT "A"**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

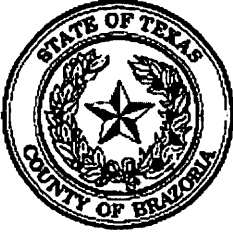
1. Declaration of Covenants, Conditions and Restrictions for Parks a Walnut Bend, recorded as Document No. 01029056, Official Public Records for Brazoria County, Texas.
2. First Amendment to Declaration of Covenants, Conditions and Restrictions for Parks a Walnut Bend, recorded as Document No. 02057871, Official Public Records for Brazoria County, Texas.
3. Supplemental Declaration of Covenants, Conditions and Restrictions for Parks a Walnut Bend Section 2, recorded as Document No. 03071621, Official Public Records for Brazoria County, Texas.
4. Copies of items listed above plus additional documents are available on the ACMI website at [www.acmimgmt.com](http://www.acmimgmt.com).

# FILED and RECORDED

Instrument Number: 2024032034

Filing and Recording Date: 07/29/2024 11:32:41 AM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-lissete

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