

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
3525 SAGE COUNCIL OF CO-OWNERS**

---

THE STATE OF TEXAS           §  
  §  
COUNTIES OF HARRIS       §

The undersigned, being an Officer of 3525 Sage Council of Co-Owners, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: 3525 Sage Condominiums.
2. Name of Association: 3525 Sage Council of Co-Owners
3. Location of the Condominium: 3525 Sage Condominiums, 3525 Sage Rd., Houston, TX 77056.
4. Recording Data for the Condominium Declaration:
  - a. Declaration of Condominium for 3525 Sage Condominiums filed October 23, 1986 and recorded in Volume 154, Page 114 (Document ID Number K800629) of the Condominium Records of Harris County, Texas.
  - b. Amendment to Declaration of Condominium filed on February 15, 2006 under Harris County Clerk's File No. Z094105.
5. Name and Mailing Address of the Association is: 3525 Sage Council of Co-Owners c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: 3525 Sage Council of Co-Owners c/o FirstService Residential Texas, Inc., 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
9. The Association's website may be found at: https://sage.connectresident.com
10. Fees charged by the Association upon the sale or transfer of a Unit:
  - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
  - b. Rush Fee for Resale Certificate:
    - i. 1-2 days: \$125.00.

- ii. 3-5 days: \$75.00.
- c. Updated Resale Certificate: \$75.00.
- d. Transfer Fee: \$340.00.
- e. Welcome Disclosure Package: \$26.50
- f. Refinance Certificate Fee: \$150.00.
- g. Rush Fee for Refinance Certificate:
  - i. 1-2 days: \$125.00.
  - ii. 3-5 days: \$75.00.
- h. Refinance Certificate Update: \$75.00.
- i. Refinance Transfer Fee: \$100.00.
- j. Lender Form Questionnaire: \$350.00
- k. Uniform Condo Questionnaire: \$220.00.
- l. Rush Fee for Uniform Condo Questionnaire:
  - i. 1-2 days: \$105.00.
  - ii. 3-5 days: \$55.00.
- m. Working Capital Fee/Reserve Contribution: Two (2) months of assessments.

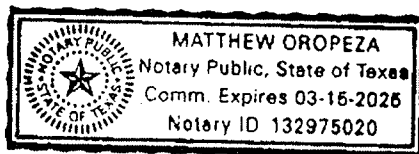
Executed on this the 28 day of December 2023.

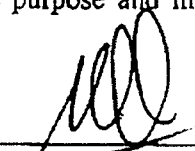
3525 Sage Council of Co-Owners, a Texas non-profit corporation

By:   
 HOA BOARD PRESIDENT Officer

THE STATE OF TEXAS           §  
   §       ACKNOWLEDGMENT  
 COUNTY OF HARRIS           §

BEFORE ME, the undersigned notary public, on this the 28 day of December 2023 personally appeared Carmen Torres, Officer of 3525 Sage Council of Co-Owners, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



  
 Notary Public in and for the State of Texas

E-RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, L.L.P

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479

RP-2023-489335  
# Pages 4  
12/29/2023 12:29 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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

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