

**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., 2925 Briarpark Dr # 700, Houston, TX 77042.
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., 2925 Briarpark Dr # 700, Houston, TX 77042.
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 18th day of September 2025.

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

By: 
COA BOARD PRESIDENT, Officer

THE STATE OF TEXAS

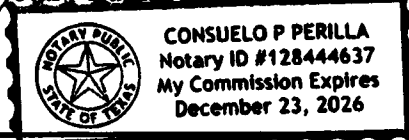
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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 21st day of October 2025 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:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2025-391730

RP-2025-391730
Pages 4
10/02/2025 10:30 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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