

**MANAGEMENT CERTIFICATE  
FOR SUMMERSET ESTATES PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

The undersigned, being the Managing Agent for SUMMERSET ESTATES PROPERTY OWNERS ASSOCIATION (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1.    **Name of Subdivision(s):**  
      Summerset Estates
2.    **Name of Association:**  
      Summerset Estates Property Owners Association
3.    **Recording Data for the Subdivision(s):**
  - a.)   Summerset Estates a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Cabinet T, Sheets 130 through 135 of the Map Records of Montgomery County, Texas.
4.    **Recording Data for the Declaration(s):\***
  - a.)   Declaration of Covenants, Conditions and Restrictions for Summerset Estates Section One recorded under File Number 272-10-2567 in the Official Public Records of Real Property of Montgomery County, Texas.
5.    **Association Information:**  
      The name and mailing address of the Association is as follows:  
          Summerset Estates Property Owners Association  
          c/o CMI  
          25211 Grogan's Mill Rd., Ste 313  
          The Woodlands, TX 77380
6.    **Designated Representative Information:**  
      The contact information of the designated representative of the Association is as follows:  
          CMI  
          25211 Grogan's Mill Rd., Ste 313  
          The Woodlands, TX 77380  
          Email Address: info@cmicare.net  
          Phone No.: 936.521.6900

7. **Association Website:**

www.cmicares.com

8. **Optional Information:**

None

9. **The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:**

- a. Resale Certificate: \$225.00 or more, not to exceed the maximum allowable rate.
- b. Rush Fee for Resale Certificate: \$325.00 if needed within 24 hours, \$275.00 if needed within three (3) days, and \$225.00 if needed within five (5) days.
- c. Updated Certificate: after 30 days of issuance of the original \$75.00.
- d. Transfer Fee: \$175.00.
- e. Refinance Statement of Account: \$175.00.

Executed this the 14<sup>th</sup> day of June, 2023.

**SUMMERSET ESTATES PROPERTY OWNERS ASSOCIATION**

By: Community Management Innovation,  
Managing Agent

By: [Signature]

Position: Association Manager

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

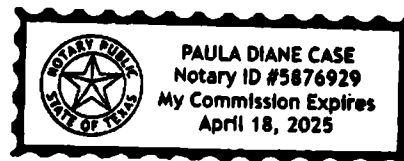
THE STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY

This instrument was **acknowledged** before me on this the 14th day of June, 2023, by Mike Hylsted, Principal of Community Management Innovation, Managing Agent for SUMMERSET ESTATES PROPERTY OWNERS ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

Paula Diane Case  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



**E-FILED FOR RECORD**

08/03/2023 11:14AM



*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.

**08/03/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas