

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SOMMERALL PARK HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Sommerall Park Homeowners Association, Inc., a non-profit corporation ("Association") 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: The name of the subdivision is Sommerall Park.
2. Name of Association: The name of the Association is Sommerall Park Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Sommerall Park, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 675198 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Sommerall Park, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 676656 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Sommerall Park, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 678912 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Sommerall Park.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Sommerall Park.

- (3) Supplemental Declaration for Sommerall Park [Annexation of Sommerall Park, Section Two (2)].
- (4) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sommerall Park, Section Three (3).

b. Recording Information:

- (1) Harris County Clerk's File No. 20150413216.
- (2) Harris County Clerk's File No. 20150440788.
- (3) Harris County Clerk's File No. 20150552677.
- (4) Harris County Clerk's File No. RP-2016-327020.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sommerall Park Homeowners Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Dixon, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: communitymanagement@inframark.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://home.inframark.com/?c=291>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Capitalization Fee [Declaration Article IV, Section 9]	Upon each sale of a Lot other than the sale of a Lot without a Single Family Residence thereon to a Builder, the Purchaser shall pay to

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	the Association a sum in an amount determined by the Board that does not exceed fifty percent (50%) of the Residential Assessment. The Capitalization Fee must be confirmed by the Association.
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Executed on this 9 day of September, 2025.

**SOMMERALL PARK HOMEOWNERS
ASSOCIATION, INC.**

By: Inframark, Managing Agent

Kelly Dixon
Kelly Dixon, Director of Community Management

*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 Harris §

BEFORE ME, the undersigned notary public, on this 9 day of September 2025 personally appeared Kelly Dixon, Director of Community Management for Inframark, Managing Agent for Sommerall Park Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Hanna Simpson
Notary Public in and for the State of Texas



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Pages 4
09/11/2025 09:30 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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