

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HEIGHTS AT SAN GABRIEL MASTER COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being the Managing Agent for Heights at San Gabriel Master Community, 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 Heights at San Gabriel.
2. Name of Association: The name of the Association is Heights at San Gabriel Master Community, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Heights at San Gabriel Master Covenant [Residential]" recorded in the Official Public Records of Williamson County, Texas under Clerk's File No. 2023021386 (which said Exhibit "A" is incorporated herein by reference).
 - b. Lot 1, Block D, Heights of San Gabriel, Phase One (1), a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2022098623 in the Official Public Records of Williamson County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Heights at San Gabriel Master Covenant [Residential].
 - (2) Heights at San Gabriel Development Area Declaration [Residential].
 - (3) Heights at San Gabriel First Amendment to Development Area Declaration [Residential].
 - (4) Heights at San Gabriel Notice of Applicability [Residential].
 - (5) Development Area Declaration of Condominium Regime for Heights at San Gabriel Condominiums.

b. Recording Information:

- (1) Williamson County Clerk's File No. 2023021386.
- (2) Williamson County Clerk's File No. 2023101518.
- (3) Williamson County Clerk's File No. 2025084717.
- (4) Williamson County Clerk's File No. 2023103801.
- (5) Williamson County Clerk's File No. 2023104340.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Heights at San Gabriel Master Community, 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, Managing Agent 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=331>.
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
Working Capital Assessment [Master Covenant Article 5, Section 5.8]	Each Owner (other than Declarant) will pay a one-time Working Capital Assessment to the Association. The amount of the Working Capital Assessment is \$500.00. The Working Capital Assessment will be due and payable to the Association by the

	transferee immediately upon each transfer of title to the Lot or Condominium Unit. Some exemptions apply. The Working Capitalization Assessment amount must be confirmed with the Association.
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Executed on this 5 day of November, 2025.

**HEIGHTS AT SAN GABRIEL MASTER
COMMUNITY, INC.**

By: Inframark, Managing Agent

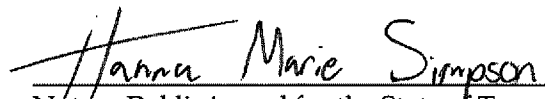

Kelly Dixon, Managing Agent

*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 5 day of Nov., 2025 personally appeared Kelly Dixon, Managing Agent of Inframark, Managing Agent for Heights at San Gabriel Master Community, 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.




Notary Public in and for the State of Texas

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2025087985

Pages: 4 Fee: \$33.00

11/06/2025 08:20 AM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas