

**MANAGEMENT CERTIFICATE OF
COLDSPRING TERRACE PROPERTY OWNERS IMPROVEMENT ASSOCIATION, INC.
PURSUANT TO TEX. PROP. CODE §209.004**

The undersigned, Managing Agent of Coldspring Terrace Property Owners Improvement Association, Inc. ("Association"), a Texas non-profit corporation and a "property owners association" as defined in Tex. Prop. Code §209.002(7)(A)-(C), submits the following information in accordance with Tex. Prop. Code §209.004, which supersedes any previous Management Certificate recorded by the Association:

1. The name of the Subdivision: Coldspring Terrace.
2. The name of the Association: Coldspring Terrace Property Owners Improvement Association, Inc., a Texas non-profit corporation.
3. The recording data for the Subdivision: Coldspring Terrace, a subdivision located in San Jacinto County, Texas, according to the map or plat thereof, recorded under File No. 515, and Volume 113, Page 313, Deed Records of San Jacinto County, Texas.
4. The recording data for the Declaration and amendments to the Declaration:

Second Amended Deed Restrictions Coldspring Terrace Property Owners Improvement Association, Inc., recorded in Volume 03-8656, Page 36950, of the Official Public Records of San Jacinto County, Texas.

5. The name and mailing address of the Association:

Coldspring Terrace Property Owners Improvement Association, Inc.
c/o DTA Community Management Services, Inc.
206A S. Loop 336, #270
Conroe, Texas 77304

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Rosie Ryals
DTA Community Management Services, Inc.
3305 W. Davis, Suite 400
Conroe, Texas 77304
Telephone: (832) 364-6880 ext. 1122
Email address: rosie@webdta.com

7. The website addresses of the internet website on which the Association's dedicatory instruments are available, in accordance with Tex. Prop. Code §207.006:

www.ctpoi.ai.com

8. The amount and description of fees charged by the Association relating to a property transfer in the Subdivision:

The Association charges a reasonable and necessary fee, not to exceed \$375.00, to assemble, copy, and deliver the information required by Tex. Prop. Code §207.003(a), to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent: (1) a current copy of the restrictions applying to the Subdivision; (2) a current copy of the Bylaws and the Rules of the Association; and (3) a resale certificate prepared not earlier than the 60th day before the date the certificate is delivered that complies with Tex. Prop. Code §207.003(b); and a reasonable and necessary fee not to exceed \$75.00, to prepare and deliver an update of a resale certificate under Tex. Prop. Code §207.003(f).

(SIGNATURE AND ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE)

Coldspring Terrace Property Owners
Improvement Association, Inc.
a Texas non-profit corporation

By: **DTA Community Management Services, Inc.**
Managing Agent

By: *Rosie Ryals*
ROSIE RYALS, Association Manager

THE STATE OF TEXAS

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ACKNOWLEDGMENT

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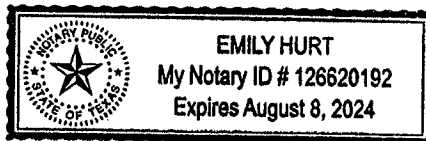
COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on the 31 day of August, 2021, by ROSIE RYALS, Association Manager, of DTA Community Management Services, Inc., Managing Agent for Coldspring Terrace Property Owners Improvement Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Emily Hurt
Notary Public - State of Texas

After recording, please return to:



DTA Management Services, Inc.
206-A S. Loop 336 #270
Conroe, TX 77304

20216472

33900

Filed for Record in:
San Jacinto County

On: Sep 03, 2021 at 10:24A

As a
Recording

Document Number: 20216472

Amount 29.00

Receipt Number - 47918

By:
Abner Shears

STATE OF TEXAS

COUNTY OF SAN JACINTO

I, Dawn Wright hereby certify that this
instrument was filed in number sequence on the date
and time hereon by me, and was duly recorded in the
OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas
as stamped hereon by me on

Sep 03, 2021

Dawn Wright, County Clerk
San Jacinto County, Texas