



VG-85-2024-100648

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 100648

Real Property

CERTIFICATE

Recorded On: August 07, 2024 11:11 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

Instrument:

Receipt:

Recorded:

User:

Station:

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Instrument Number: 100648
Receipt Number: 20240807000028
Recorded Date/Time: August 07, 2024 11:11 AM
User: Megan B
Station: VITALS01

Record and Return To:

HUNTSVILLE SPRING LAKE ESTATES PROPERTY OWNER'S ASSOCIATION, INC.



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED in the Instrument Number sequence on the date/time printed
hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

STATE OF TEXAS

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COUNTY OF WALKER

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**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR HUNTSVILLE SPRING LAKE ESTATES PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: HUNTSVILLE SPRING LAKE ESTATES PROPERTY OWNER'S ASSOCIATION, INC.
2. Name of project or subdivision: Spring Lake Estates
3. Recording data for subdivision (plat recording information for land subject to the deed restrictions: Walker County Clerk volume 195, Page 666
4. The name and mailing address of the association is
Huntsville Spring Lake Estates POA
P.O. Box 9446
Huntsville, TX 77340
5. Contact Information for association's management agent:

Name: RQ Swann, President, Board of Directors
Mailing address: P.O. Box 9443
Huntsville, TX 77340
Phone Number: 817-760-1181
Email address: scsrqswann@gmail.com
6. Association website: n/a membership is less than 60 lots. §207.006(a)(1) Property Code
7. The association may charge the following fee relating to a property transfer in the subdivision: an administrative fee of \$50.00

Resale certificate update fees, pursuant to Texas Property Code §207.003, will not exceed \$375 (resale certificate) \$75 (update). Other fees associated with property transfer in a transfer fee (\$250) and a statement fee (\$50).

Please plan ahead when ordering a resale certificate or update, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amount of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. This fee will not exceed \$125

Prospective purchasers are advised to independently examine the Declarations, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.

HUNTSVILLE SPRING LAKE ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

By [Signature]

Printed name RQ SWANN

Title: President

STATE OF TEXAS §
COUNTY OF WALKER §

This instrument was acknowledged before me on August 7th 2024
by RQ Swann in the above stated capacity.

Notary signature [Signature]

Notary Public for the State of Texas

Printed name of Notary Alannah M Hargis

My commission expires 01/04/2026

After recording, please return to:

R Q Swann
P. O. Box 9443
Huntsville, TX 77340

