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PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE WOODBINE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

RF-2024-436499 11/21/2024 RP1 429.00

WHEREAS, Section 209.004 (a-1) of the Texas Property Code requires that a property owners' association file a Property Owners' Association Management Certificate in the Real Property Records of the county and index the document as "Property Owners' Association Management Certificate" in which the property is located; and,

WHEREAS, the Woodbine Estates Property Owners Association, Inc., is a property owners' association as defined in Section 209.003 of the Texas Property Code and has property in its jurisdiction located in Harris County, Texas.

NOW THEREFORE, the following information is provided to comply with the requirements of Section 209.004 (a-1) of the Texas Property Code and supersedes all previous management certificates filed of record in the Real Property Records of Harris County, Texas, if any.

Name of Association: Woodbine Estates Property Owners Association, Inc.

Name of Subdivision: Woodbine Estates, Section One (1), according to the plat of said unrecorded subdivision in Harris County, Texas.

Recording Data for Governing Documents:

Restrictions, Reservations & Agreement Establishing Maintenance Charge for Woodbine Estates Subdivision filed under County Clerk's File Number R307297 of the Real Property Records of Harris County, Texas on March 14, 1995.

Amendment to Restrictions, Reservations & Agreement Establishing Maintenance Charge for Woodbine Estates Subdivision filed In /Under County Clerk's File Number R307297and filed under Clerk's File Number T188927 of the Real Property Records of Harris County, Texas on August 6, 1998.

Amendment to Restrictions, Reservations & Agreement Establishing Maintenance Charge for Woodbine Estates Subdivision filed In /Under County Clerk's File Number R307297and filed under Clerk's File Number U102221 of the Real Property Records of Harris County, Texas on December 1, 1999.

(2) (ee Association address as a self managed association and the designated representative managing the Association:

Woodbine Estates Property Owners Association, Inc. P. O. Box 37 Tomball, Texas 77377-0037

Nina Etheredge

Telephone: (713) 828-5317

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The website to view the Association's governing documents is:

http://www.neighborhoodlink.com/Woodbine_Estates

Email address: woodbineestatespoa@earthlink.net

The charges related to a property transfer in the Subdivision is as follows:

Transfer Fee for Property Sales: \$200.00

Refinance Fee: \$200.00

Late Fee(for POA maintenance assessments \$50.00 on February 1st each year and interest at six percent (6%) per annum.

Resale Certificate: \$300.00 (add \$50.00 if a rush)

Administrative Fee: (Certified Mailing Fee Demand Letters) \$25.00

EXECUTED this 11th day of October , 2024.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

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By: Yamus 2000

THE STATE OF TEXAS

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COUNTY OF HARRIS

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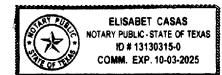
This instrument was acknowledged before me on the 11th day of 0thbe, 2024 by James Etheredge, President of Woodbine Estates Property Owners Association, Inc., a Texas non-profit corporation, in the capacity stated on behalf of said corporation.

Notary Public in and for the State of Texas

RETURN TO: //
O'Neal Law Firm

12337 Jones Road, Suite 300

Houston, Texas 77070



OY

FILED FOR RECORD

2:02:04 PM

Thursday, November 21, 2024

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Thursday, November 21, 2024

COUNTY CLERK HARRIS COUNTY, TEXAS