

SCANNED

**MANAGEMENT CERTIFICATE FOR
SPRING LANDING HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS

COUNTY OF HARRIS

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Spring Landing Homeowners' Association, Inc., a non-profit corporation 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:** Spring Landing Section One; Spring Landing Section Two
- 2)
- 3) **Name of the Association:** Spring Landing Homeowners' Association, Inc.
- 4) **Recording Data for the Subdivision Development:** The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows:
 - (a) Spring Landing, Section One (1), recorded under Volume 491, Page 115, along with any supplements or replats thereof;
 - (b) Spring Landing, Section Two (2), recorded under Volume 522, Page 296, along with any supplements or replats thereof.
- 5) **Recording Data for the Declaration:** See Exhibit "A"
- 6) **Name and Mailing Address for the Association:**

Spring Landing HOA
c/o PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
www.springlandinghoa.com
- 7) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606
830-302-4738
tara@pmibluebonnetrealty.com
- 8) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. 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.
- 9) **Fee(s) related to Property Transfer:**
 - Management Transfer Fee - \$275.00

This Management Certificate is effective as of the 1st day of December, 2023.

SPRING LANDING HOMEOWNERS'
ASSOCIATION, INC.
A Texas nonprofit corporation

By: Steven Poer
Name: Steven Poer
Title: Community Manager and Agent for HOA

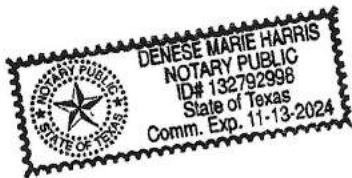
THE STATE OF TEXAS

COUNTY OF Blanco

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CERTIFICATE OF ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Spring Landing Homeowners' Association, Inc. on this the 1st day of December 2023, to certify which witness my hand and seal of office.



Denese M. Harris
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

PMI Bluebonnet Realty
405 Main Street
Blanco, TX 78606

EXHIBIT "A"

HARRIS FILE NUMBER	RECORDING DATE	DOCUMENT
File No. V327281	09-27-2001	Plat Map - Spring Landing Section One
File No. V374437	10-22-2001	Declaration of Covenants, Conditions, and Restrictions Spring Landing, Section One
File No. V546323	01-18-2002	First Amendment to Declaration of Covenants, Conditions, and Restrictions Spring Landing, Section One
File No. W140044	10-09-2002	Plat Map - Spring Landing Section Two
File No. W221651	11-14-2002	Annexation Agreement Annexing Spring Landing Section Two into Spring Landing Homeowners' Association, Inc.
File No. W221652	11-14-2002	Declaration of Covenants, Conditions, and Restrictions Spring Landing, Section Two
File No. W377532	01-23-2003	Special Warranty Deed
File No. 20120080891	02-27-2012	2012 Collection Policy
File No. 20140076078	02-26-2014	Records Retention Policy
File No. 20140076090	02-26-2014	Payment Plan Policy
File No. 20140076120	02-26-2014	Books and Records Production Policy
File No. 20140076132	02-26-2014	Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items, and Rain Barrels
File No. 20140118557	03-25-2014	Assessment Collection Policy
File No. RP-2022-306541	06-13-2022	Deed Restriction Violation Hearing Policy
File No. RP-2022-306544	06-13-2022	Rules Regarding Leasing
File No. RP-2022-306545	06-13-2022	Swimming Pool Enclosure Policy
File No. RP-2022-306547	06-13-2022	Large Contract Bid Solicitation Policy
File No. RP-2022-306552	06-13-2022	Religious Display Policy
File No. RP-2022-306553	06-13-2022	Security Measures Policy
File No. RP-2022-306565	06-13-2022	Amendment to Bylaws of Spring Landing Homeowners Association, Inc.
File No. RP-2022-353913	07-08-2022	ACC Denial Letter and Hearing Policy

RP-2023-460947

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Pages 4

12/07/2023 10:09 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$26.00

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