

**MANAGEMENT CERTIFICATE
FOR BRECKENRIDGE EAST COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for BRECKENRIDGE EAST COMMUNITY ASSOCIATION, INC. (hereinafter the "Association"), 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(s):

The name of the Subdivision is Breckenridge East.

2. Name of Association:

The name of the Association is Breckenridge East Community Association, Inc.

3. Recording Data for the Subdivision(s):

The recording data for the Subdivision is recorded with the Official Public Records of Harris County, Texas, along with any supplements, amendments, and replats, if any, as follows:

- (a) Breckenridge East, Sec 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2022-156834 in the Official Public Records of Harris County, Texas;
- (b) Breckenridge East, Detention Reserve Sec 1, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2023-376798 in the Official Public Records of Harris County, Texas;
- (c) Breckenridge East, Sec 2, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2023-274532 in the Official Public Records of Harris County, Texas;
- (d) Breckenridge East, Detention Reserve Sec 2, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2023-242817 in the Official Public Records of Harris County, Texas;
- (e) Breckenridge East, Sec 3, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2022-156836 in the Official Public Records of Harris County, Texas;

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- (f) Breckenridge East, Sec 4, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2022-279733 in the Official Public Records of Harris County, Texas;
- (g) Breckenridge East, Sec 5, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2022-279734 in the Official Public Records of Harris County, Texas;
- (h) Breckenridge East, Sec 6, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2022-376796 in the Official Public Records of Harris County, Texas;
- (i) Breckenridge East, Sec 7, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2022-376797 in the Official Public Records of Harris County, Texas;
- (j) Breckenridge East, Sec 8, a subdivision located in Harris County, Texas according to the map or plat recorded in File No. RP-2023-274533 in the Official Public Records of Harris County, Texas;

4. Recording Data for the Declaration:

The recording data for the Declaration is recorded with the Official Public Records of Harris County, Texas, as follows:

- (a) Breckenridge East Master Covenant recorded under Document No. RP-2022-239839, Official Public Records of Harris County, Texas;
- (b) Breckenridge East Development Area Declaration recorded under Document No. RP-2022-241052, Official Public Records of Harris County, Texas;
- (c) Breckenridge East Community Manual recorded under Document No. RP-2022-254158, Official Public Records of Harris County, Texas;
- (d) Breckenridge East Adoption of working Capital Assessment recorded under Document No. RP-2022-257355, Official Public Records of Harris County, Texas;
- (e) Breckenridge East Notice of Applicability, recorded under Document No. RP-2022-253671, Official Public Records of Harris County, Texas;
- (f) Breckenridge East Community Enhancement Covenant, recorded under Document No. RP-2022-253267, Official Public Records of Harris County, Texas

5. Name and Mailing Address of the Association:

The name and mailing address of the Association is as follows:

Breckenridge East Community Association, Inc.
c/o Inframark, LLC
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 as follows:

- (a) Inframark, LLC
2002 W. Grand Parkway N., Suite 100,
Katy, Texas 77449
- (b) (346) 333-8699
- (c) communitymanagement@inframark.com

7. **Association Website:**

<https://home.inframark.com/login?c=218>

8. **Optional Information:**

None

9. **The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:**

D.R. Horton Special Builder Package:

Transfer Fee:	\$225.00
Builder Package:	\$250.00

Resident-to-Resident Transfer:

Transfer Fee:	\$275.00
Refinance Fee:	\$150.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	
(i) 1-day rush	(i) \$185.00
(ii) 3-day rush	(ii) \$150.00
(iii) 5-day rush	(iii) \$125.00

Capitalization Fee:	100% of then-current Regular Assessment
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10. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[Certification on following page.]

Executed this the 14 day of June, 2024.

**BRECKENRIDGE EAST COMMUNITY
ASSOCIATION, INC.**

By: Managing Agent for Breckenridge East
Community Association, Inc.

By: Amanda England

Position: Director of Community
Management

THE STATE OF TEXAS

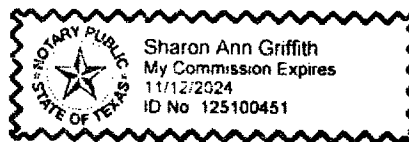
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COUNTY OF HARRIS

This instrument was acknowledged before me on this the 14 day of June, 2024, by Amanda England, Managing Agent for Breckenridge East Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

Sharon Ann Griffith

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2024-221054

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Pages 6
06/18/2024 01:26 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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

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