

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Rachel Schmutz, am the Property Manager of Southampton on Sunset, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Sunset Estates
Name of Association: Southampton on Sunset, Inc.
Website of Association: <https://www.csutx.com/>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Articles of Incorporation / Certificate of Formation	RP-2021-535479	09/17/21
Declaration of Covenants, Conditions and Restrictions	20090094483	03/06/09
Bylaws	RP-2017-92306	03/03/17
1 st Amendment to Declaration of Covenants, Conditions and Restrictions	RP-2017-92294	03/03/17

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Southampton on Sunset, Inc.
P.O. Box 5191
Katy, TX 77491

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

Rachel Schmutz
Community Solutions
P.O. Box 5191
Katy, TX 77491
(713) 429-5440
rschmutz@csutx.com

Legal Counsel for the Association is as follows:

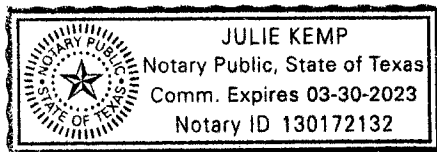
LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: September 14, 2021

By: R. Schmutz
Rachel Schmutz, Property Manager
of Southampton on Sunset, Inc.

STATE OF TEXAS §
 §
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This instrument was acknowledged before me on the 14th day of September, 2021, by Rachel Schmutz, Property Manager, on behalf of the Association.



Julie Kemp
Notary Public in and for the State of Texas

EXHIBIT "A"

Fort Bend County

FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Transfer Fee	\$250.00
Resale Certificate	\$250.00
Working Capital Assessment	N/A

RP-2021-537507
Pages 3
09/20/2021 01:00 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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

RP-2021-537507