

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUMMERWOOD COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SUMMERWOOD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation,
files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas
Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Summerwood;
- (2) the name of the Association is Summerwood Community Association, Inc.;
- (3) the Subdivision (and any amendments thereto) is recorded in the Map and Plat Records
of Harris County, Texas, as follows:
 - (a) Lake Forest Village Section 1, under Clerk’s File No. U259444
 - (b) Lake Forest Village Section 2, under Clerk’s File No. V542061
 - (c) Lake Forest Village Section 3, under Clerk’s File No. X091225
 - (d) Summerwood Section 1, under Clerk’s File No. R926702
 - (e) Summerwood Section 2, under Clerk’s File No. R926704
 - (f) Summerwood Section 3, under Clerk’s File No. R926708
 - (g) Summerwood Section 4, under Clerk’s File No. S450962
 - (h) Summerwood Section 5, under Clerk’s File No. S398537
 - (i) Summerwood Section 6, under Clerk’s File No. S338448
 - (j) Summerwood Section 7, under Clerk’s File No. U128614
 - (k) Summerwood Section 8, under Clerk’s File No. U128610
 - (l) Summerwood Section 9, under Clerk’s File No. U218023
 - (m) Summerwood Section 10, under Clerk’s File No. U866024
 - (n) Summerwood Section 11, under Clerk’s File No. V490644

- (o) Summerwood Section 12, under Clerk's File No. U846109
- (p) Summerwood Section 14, under Clerk's File No. W440862
- (q) Summerwood Section 15, under Clerk's File No. V645128
- (r) Summerwood Section 16, under Clerk's File No. V916767
- (s) Summerwood Section 17, under Clerk's File No. W440328
- (t) Summerwood Section 18, under Clerk's File No. X700438

- (u) Summerwood Section 19, under Clerk's File No. X700440
- (v) Summerwood Section 20, under Clerk's File No. X767924
- (w) Summerwood Section 21, under Clerk's File No. X230343
- (x) Summerwood Section 22, under Clerk's File No. X698621
- (y) Summerwood Section 23, under Clerk's File No. 20100092692
- (z) Summerwood Section 24, under Clerk's File No. Y252823
- (aa) Summerwood Section 24, Amending Plat No. 1, under Clerk's File No. 20060220324
- (bb) Summerwood Section 25, under Clerk's File No. 20080206447
- (cc) Summerwood Section 26, under Clerk's File No. 20060186192
- (dd) Summerwood Section 27, under Clerk's File No. 20070268377
- (ee) Summerwood Section 28, under Clerk's File No. 20070268379
- (ff) Summerwood Section 29, under Clerk's File No. Z448945
- (gg) Summerwood Section 30, under Clerk's File No. 20070109075
- (hh) Summerwood Section 31, under Clerk's File No. 20060000282
- (ii) Summerwood Section 31, Amending Plat No. 1, under Clerk's File No. 20080437518
- (jj) Summerwood Section 31, Amending Plat No. 2, under Clerk's File No. 20100363877

- (kk) Summerwood Section 32, under Clerk's File No. Z448950
- (ll) Summerwood Section 32, Amending Plat No. 1, under Clerk's File No. 20060116172
- (mm) Summerwood Section 33, under Clerk's File No. 20130168433
- (nn) Summerwood Section 34, under Clerk's File No. 20080235387
- (oo) Summerwood Section 36, under Clerk's File No. 20100301049
- (pp) Summerwood Section 37, under Clerk's File No. 20100301050
- (qq) Summerwood Section 38, under Clerk's File No. 20150035888

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Amendment to Various Declarations of Covenants, Conditions and Restrictions Relating to Summerwood, under Clerk's File No. V677818
- (b) Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 21 and Lake Forest Village, Section 3) under Clerk's File No. X825675
- (c) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 11 and 15), under Clerk's File No. V782904
- (d) Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Sections 14 and 17), under Clerk's File No. X988744
- (e) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 16), under Clerk's File No. W198367
- (f) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 18), under Clerk's File No. X988745
- (g) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Sections 19, 20 and 22), under Clerk's File No. X988743

- (h) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 23), under Clerk's File No. 20100215039
- (i) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 24), under Clerk's File No. Y660993
- (j) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 25), under Clerk's File No. 20080333300
- (k) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 29), under Clerk's File No. Z512059
- (l) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 32), under Clerk's File No. Z540356
- (m) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 33), under Clerk's File No. 20130181089;
- (n) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 34), under Clerk's File No. 20090053508
- (o) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 36), under Clerk's File No. 20100535006
- (p) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 37), under Clerk's File No. 20110185423
- (q) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 28), under Clerk's File No. 20070274204
- (r) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 26), under Clerk's File No. 20060225217
- (s) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood Commercial Property, under Clerk's File No. 20060080815
- (t) Declaration of Restrictions Regarding the Summerwood Mitigation Property, under Clerk's File No. 20080383818

- (u) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 18), under Clerk's File No. X751655
- (v) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Section 21 and Lake Forest Village, Section 3), under Clerk's File No. X548860
- (w) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood (Summerwood, Sections 14 and 17), under Clerk's File No. W610942
- (x) Declaration of Covenants, Conditions and Restrictions for Summerwood, Section 4, Seven Oaks Village; Summerwood, Section 5; Edgewater Village; and Summerwood, Section 6, Lakes Village, under Clerk's File No. S480084
- (y) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood, Section 6, Lakes Village, under Clerk's File No. S480080
- (z) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood, Section 5, Edgewater Village, under Clerk's File No. S480079
- (aa) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood, Section 4, Seven Oaks Village, under Clerk's File No. S480078
- (bb) Supplemental Declaration of Covenants, Conditions and Restrictions for Summerwood Commercial Property, under Clerk's File No. RP-2017-556867

(5) the name and mailing address of the Association is:

- (a) Summerwood Community Association, Inc., c/o Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042

- (b) (713) 334-8000

- (c) graham@grahammanagementhouston.com

(7) The Association's website address is: www.grahammanagementhouston.com

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee - \$375.00
- (b) Resale Certificate Update - \$75.00
- (c) Transfer Fee - \$300.00
- (d) Refinance Fee - \$275.00
- (e) Payoff Quotation Request - \$125.00
- (f) Rush Fee - \$150.00
- (g) DRV Inspection - \$250.00

(9) 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.

[ACKNOWLEDGEMENT TO FOLLOW]

SIGNED THIS 13 DAY OF December, 2022.

By: *Jordan*, on behalf of
Graham Management, Managing Agent for
Summerwood Community Association, Inc.

JarLisa Jordan
Print Name

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared JarLisa Jordan, of Graham Management, Managing Agent for Summerwood Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 13th day of December, 2022.

Carmen Reyes
Notary Public, State of Texas



