

**STONEBROOKE COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

The undersigned, being the Managing Agent for Stonebrooke Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "*Association*"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Stonebrooke.
2. Name of Association: The name of the Association is Stonebrooke Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Stonebrooke Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Document No. 2023049019 of the Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Declaration of Covenants, Conditions and Restrictions for Stonebrooke, Montgomery County Clerk's File No. 2023064045.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Stonebrooke Community Association, Inc. c/o Community Solutions Unlimited, LLC, P.O. Box 5191, Katy, Texas 77491.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Solutions Unlimited, LLC; Address: P.O. Box 5191, Katy, Texas 77491; Phone Number: 713-429-5440; Email Address: service@csutx.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: <https://www.csutx.com>.

The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Fee	Amount
Resale Certificate	\$250.00
Transfer Fee	\$250.00
Refinance Fee	\$75.00
Capitalization Fee	100% of the then-current Annual Assessment. *The Capitalization Fee for 2023 is \$550.00. Some exemptions may apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 21<sup>st</sup> day of August, 2023.

STONEBROOKE COMMUNITY ASSOCIATION,  
INC., a Texas nonprofit corporation

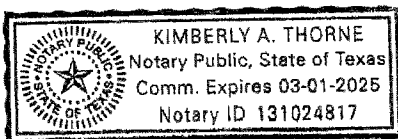
By: Community Solutions Unlimited, LLC,  
Managing Agent

By: R. W.  
Printed: Rachel Schnitz  
Its: Manager

\*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS      §  
   §  
COUNTY OF Harris      §

BEFORE ME, the undersigned notary public, on this 21<sup>st</sup> day of August, 2023 personally appeared Rachel Schnitz the manager of Community Solutions Unlimited, LLC, Managing Agent for Stonebrooke Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Kimberly Thorne  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

08/21/2023 11:56AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**08/21/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas