

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR
SOMERSET GREEN HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Somerset Green
2. Subdivision Location: Harris
3. Name of Homeowners Association: Somerset Green Homeowners Association, Inc.
4. Recording Data for Association:

Plat Section 1 recorded under File No. 20140287140
Plat Section 2 recorded under File No. 20140336175
Plat Section 3 recorded under File No. 20140336178
Plat Section 4 recorded under File No. 20140476440
Plat Section 5 recorded under File No. 20140511358
Plat Section 6 recorded under File No. RP-2016-355386
Plat Section 7 recorded under File No. RP-2017-482631
Amendment to Plat Section 7 recorded under File No. RP-2018-45041
Plat Section 8 recorded under File No. RP-2021-63162
Plat Section 9 recorded under File No. RP-2021-607641

5. Recording Data for Declaration and any amendments:

DCCR's recorded under File No. 20150027594
1st Amendment to DCCR's recorded under File No. 20150561425
2nd Amendment to DCCR's recorded under File No. RP-2017-324742
3rd Amendment to DCCR's recorded under File No. RP-2017-446714
4th Amendment to DCCR's recorded under File No. RP-2022-213633
First Supplemental Notice recoded under File No. RP-2017-133299
Second Supplemental Notice recoded under File No. RP-2017-214662
Third Supplemental Notice recoded under File No. RP-2017-217313
Fourth Supplemental Notice recoded under File No. RP-2018-204283
Fifth Supplemental Notice recoded under File No. RP-2018-430432
Sixth Supplemental Notice recorded under File No. RP-2021-730718
Seventh Supplemental Notice recorded under File No. RP-2022-213634

RP-2024-155570

Eighth Supplemental Notice recorded under File No. RP-2023-464666

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:
7. Mailing Address and Contact Information for the Association and the Managing Agent:

JellyBird HOA Management
17319 San Pedro Ave, Suite 300
San Antonio, TX 78232
contact@JellyBirdHOA.com
210-640-3911
<https://jellybirdhoa.com/app/>

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (For Builders sells only) = \$120.00
 - Rush for Statement of Account (For Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (For Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Reserve Assessment = \$1,200.00

RP-2024-155570

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 A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT 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. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 30th day of April, 2024.

Somerset Green Homeowners Association, Inc.

By: Shelby Welch
Shelby Welch (of JellyBird HOA Management), Managing Agent

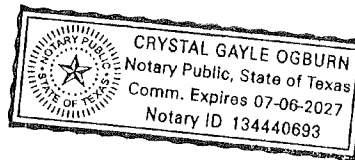
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on this 30 day of April, 2024 by Shelby Welch, representative of JellyBird HOA Management, the Managing Agent of Somerset Green Homeowners Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

**After Recording, Return To:
JellyBird HOA Management
Attn: Transitions
17319 San Pedro, #300
San Antonio, TX 78232**



RP-2024-155570

RP-2024-155570
Pages 4
05/01/2024 08:12 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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.




COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2024-155570