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RP-2026-39598
02/03/2026 RP1 \$33.00

**MANAGEMENT CERTIFICATE
OF
SPRINGBROOK (HOUSTON) HOMEOWNERS ASSOCIATION,
INC.**

The undersigned, being the Managing Agent for Springbrook (Houston) Homeowners Association, Inc., a non-profit organization (the "Association"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

(3)
IEE

1. The name of Subdivision: Springbrook (Houston) Homeowners Association, Inc.
2. The name of the Association: Springbrook (Houston) Homeowners Association, Inc.
3. The recording data for the subdivision: That certain real property in Harris County, Texas, as described on **Exhibit "A"** to that certain Declaration of Covenants, Conditions and Restrictions for Springbrook (Houston) Homeowners Association, Inc., recorded under Document No. W536830 Official Public Records of Harris County, Texas.
4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Springbrook (Houston) Homeowners Association, Inc., c/o ACMI, 12603 Louetta Rd. Suite 101, Cypress, Texas 77429.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

IEE

Name of Designated Representative:	Bert Williams, President ACMI
Management Company:	Williams ACMI Ventures, LP (dba ACMI)
Mailing Address:	12603 Louetta Rd. Suite 101, Cypress TX 77429
Telephone Number:	281-251-2292
Email Address:	info@acmimgmt.com

7. Association website: <https://www.acmimgmt.com/>

8. Transfer of Title Fees:

Working Capital Assessment - 0.15% of the Sale Price
 Transfer Fee - \$ 300.00
 Resale Certificate Fee - \$ 325.00
 Refinance Fee - \$ 175.00
 Quote Fee- 1st Free/All others \$50

Prospective purchasers are advised to review all governing documents of the Association prior to purchase. The management certificate is not guaranteed to include all documents that effect the Association. It should only be relied on for identifying and contacting the Association.


{SIGNATURE PAGE FOLLOWS}

The information set forth in the Management Certificate may be amended by recording of an Amended Management Certificate.

EXECUTED to be effective on the date this instrument is Recorded.

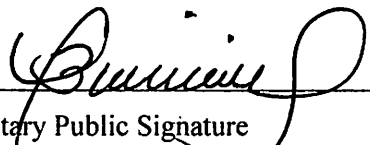
SPRINGBROOK (HOUSTON) HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

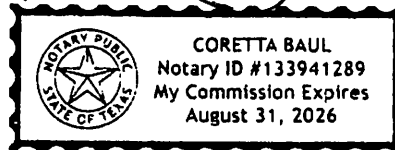
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Signature: 
By: Bert Williams, President
ACMI

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 19th of December 2025, by Bert Williams of Springbrook (Houston) Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.


Notary Public Signature



AFTER RECORDING RETURN TO:
ACMI
12603 Louetta Rd. Suite 101 √√
Cypress, TX 77429

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[Faint, illegible handwritten signature]

August 31, 2016
My Commission Expires
Notary ID #132841588
CORRETTA BAUL



EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Springbrook, recorded as Document No. W536830, Official Public Records for Harris County, Texas.
2. First Supplement to Declaration of Covenants, Conditions and Restrictions for Springbrook, recorded as Document No. W790321, Official Public Records for Harris County, Texas.
3. Second Supplement to Declaration of Covenants, Conditions and Restrictions for Springbrook, recorded as Document No. Y919328, Official Public Records for Harris County, Texas.
4. Third Supplement to Declaration of Covenants, Conditions and Restrictions for Springbrook, recorded as Document No. Z228566, Official Public Records for Harris County, Texas.
5. Second Supplement to Declaration of Covenants, Conditions and Restrictions for Springbrook, recorded as Document No. 20110214884, Official Public Records for Harris County, Texas.

IEE

FILED FOR RECORD

8:00:00 AM

Tuesday, February 3, 2026

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, February 3, 2026

Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

