

MANAGEMENT CERTIFICATE
OF
SANFORD FARMS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Sanford Farms Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sanford Farms.
2. The name of the Association: Sanford Farms Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Harris County, Texas, made subject to that certain Sanford Farms Master Covenant [*Residential*], recorded under Document No. RP-2025-386668, in the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Covenant"), pursuant to the filing of one or more Notices of Applicability in the Official Public Records of Harris County, Texas.
4. The recording data for the Covenant and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sanford Farms Residential Community, Inc., c/o First Service Residential, Attn: Beth Liles, 2925 Briarpark Dr, Ste 700 Houston TX 77042.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Sanford Farms Residential Community, Inc., c/o First Service Residential
Mailing Address:	2925 Briarpark Dr, Ste 700 Houston TX 77042
Attn.:	Beth Liles
Telephone Number:	(713) 932-1122
Email Address:	beth.liles@fsresidential.com
7. Website to access the Association's dedicatory instruments:
<https://www.fsresidential.com/texas/offices/property-management-houston-texas/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$400.00
Transfer Fee - \$150.00
Resale Certificate Fee - \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

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

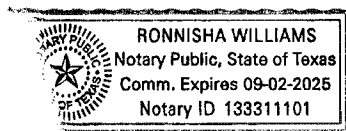
SANFORD FARMS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: COLIN MCCREARY
Title: PRESIDENT

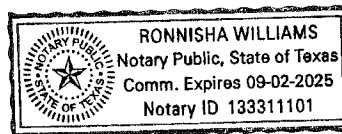
STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31ST day of JULY, 2025, by
COLIN MCCREARY, as PRESIDENT of Sanford Farms
Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Mark D. Grobmyer, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: mgrobmyer@winstead.com

ATTACHMENT 1

1. Sanford Farms Master Covenant [Residential], recorded as Document No. RP-2025-386668,, in the Official Public Records of Harris County, Texas.
2. Sanford Farms Development Area Declaration [Residential], recorded as Document No. RP-2025-387270, in the Official Public Records of Harris County, Texas.
3. Sanford Farms Community Manual, recorded as Document No. RP-2025-387285, in the Official Public Records of Harris County, Texas.
4. Sanford Farms Adoption of Working Capital Assessment, recorded as Document No. RP-2025-387252, in the Official Public Records of Harris County, Texas.

ATTACHMENT 1

SANFORD FARMS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

RP-2025-387705
Pages 4
09/30/2025 11:55 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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-387705