

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**EASTWOOD GREEN COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

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

1. Name of Subdivision: The name of the subdivision is Eastwood Green.
2. Name of Association: The name of the Association is Eastwood Green Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Lots 1 through 40, Block 1, Eastwood Green, a subdivision located in Harris County, Texas, according to the map or plat recorded under Film Code 689183 of the Map Records of Harris County, Texas and all amendments to or replats of said maps and plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions Eastwood Green.
    - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Eastwood Green.
  - b. Recording Information:
    - (1) Harris County Clerk's File No. RP-2021-137874.
    - (2) Harris County Clerk's File No. RP-2022-484402.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Eastwood Green Community Association, Inc. c/o Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Graham

Management. Address: 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042. Phone No.: 713.334.8000. Email Address: graham@grahammanagementhouston.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.grahammanagementhouston.com](http://www.grahammanagementhouston.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 325.00
Transfer Fee	\$ 350.00
Rush Fee	\$ 150.00
Payoff Request Fee	\$ 175.00
Deed Restriction Compliance/Violation Inspection Fee	\$ 250.00
Working Capital Assessment [Declaration Article VII, Section 7.4]	Each owner of a lot will pay a one-time Working Capital Assessment equal to 50% of the Regular Assessments for the upcoming 12 month period which is due and payable to the Association upon the transfer of a lot. The Working Capital Assessment for 2023 is \$1,170.00. Some exemptions apply. For future years, the Working Capital Assessment amount must be confirmed with the Association.

Executed on this 23 day of February, 2023.

**EASTWOOD GREEN COMMUNITY  
ASSOCIATION, INC.**

By: Graham Management, Managing Agent

By: Kristi Cole

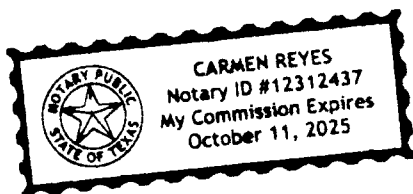
Printed: KRISTI A COLE

Its: Community 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 23 day of February, 2023 personally appeared Kristi Cole, Community Manager of Graham Management, Managing Agent for Eastwood Green Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Carmen Reyes  
Notary Public in and for the State of Texas

RP-2023-62723  
# Pages 4  
02/23/2023 03:53 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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-2023-62723