

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
PROPERTY OWNERS ASSOCIATION OF CENTURY OAKS ESTATES, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF WALLER                 §

The undersigned, being the Manager of Property Owners Association of Century Oaks Estates, Inc., a non-profit corporation 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 Property Owners Association of Century Oaks Estates, Inc.:

1. Name of Subdivision: Century Oaks Estates.
2. Name of Association: Property Owners Association of Century Oaks Estates, Inc.
3. Recording Data for the Subdivision:
  - a) Century Oaks Estates, a subdivision in Waller County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 008224, and Volume 674, Page 388 of the Map Records of Waller County, Texas, including any replats thereto.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions, Restrictions and Easements for Century Oaks Estates, filed under County Clerk's File No. 008225 in the Official Public Records of Real Property of Waller County, Texas.
  - b) First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Century Oaks Estates, filed under County Clerk's File No. 025927 in the Official Public Records of Real Property of Waller County, Texas.
5. Name and Mailing Address of the Association is: Property Owners Association of Century Oaks Estates, Inc., c/o Lone Star Bookkeepers, LLC., 2450 Louisiana Street, Suite 400-251, Houston, Texas 77006.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Lone Star Bookkeepers, LLC., 2450 Louisiana Street, Suite 400-251, Houston, Texas 77006.
7. Telephone Number to Contact the Association is: Property Owners Association of Century Oaks Estates, Inc., c/o Lone Star Bookkeepers, LLC. (832) 433-7995.
8. Email Address to Contact the Association: allison@lonestarbookkeepers.com

9. The Association's website may be found at:  
<http://www.lonestarbookkeepers.com/homeowner-payments/>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$250.00 or more, not to exceed the maximum allowable rate.
- b. Statement of Account: \$50.00
- c. Updated Certificate: after 30 days of issuance of the original \$75.00.
- d. Transfer Fee: \$175.00.
- e. Refinance Fee: \$75.00.
- f. Lender Questionnaire: \$250.00

Executed on this 30th day of August, 2021.

PROPERTY OWNERS ASSOCIATION OF  
CENTURY OAKS ESTATES

By:

Allison Sandlin, Manager and Agent

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 30th day of August, 2021 personally appeared Allison Sandlin, Manager and Agent of Property Owners Association of Century Oaks Estates, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

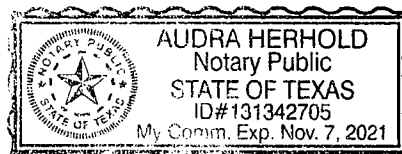
Audra Herhold  
 Notary Public in and for the State of Texas

RETURN TO:



SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PARKWAY  
SUGAR LAND, TX 77479



## FILED AND RECORDED

**Instrument Number: 2110107**

Filing and Recording Date: 08/31/2021 08:07:52 AM Pages: 3 Recording Fee: \$20.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:  
SEARS, BENNETT & GERDES, LLP  
9700 RICHMOND AVE STE 222  
HOUSTON, TX 77042