

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
CAPITOL OAKS COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

CAPITOL OAKS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Capitol Oaks;
- (2) the name of the Association is Capitol Oaks Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:
 - (a) Capitol Oaks, Section 1, under Clerk's File No. 20070284758;
 - (b) Capitol Oaks, Section 1, Amending Plat No. 1, under Clerk's File No. 2010029250;
 - (c) Capitol Oaks, Section 1, Amending Plat No. 2, under Clerk's File No. 20120023219;
 - (d) Capitol Oaks, Section 2, under Clerk's File No. 20070516954;
 - (e) Capitol Oaks, Section 2, Amending Plat No. 1, under Clerk's File No. 20130485145;
 - (f) Capitol Oaks, Section 3, under Clerk's File No. 20070313013;
 - (g) Capitol Oaks, Section 3, Replat No. 1, under Clerk's File No. 20080089747;
 - (h) Capitol Oaks, Section 3 Replat No. 1 Amending Plat No. 1, under Clerk's File No. 20090120453;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions, Restrictions and Easements, under Clerk's File No. 20080253246;

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(b) Articles of Deannexation and First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Capitol Oaks, under Clerk's File No. 20130147841;

(c) Correction Amendment and Ratification of Articles of Deannexation and First Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Capitol Oaks, under Clerk's File No. 20130471344;

(5) the name and mailing address of the Association is:

(a) Capitol Oaks Community Association, Inc., c/o Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400, Sugarland, Texas 77479;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400, Sugarland, Texas 77479;

(b) (281) 232-7659;

(c) info@montagecs.com;

(7) The Association's website address is: https://frontsteps.cloud/CaliberWeb2_MCS.

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$225.00;

(b) Transfer of Accounts Fee - \$225.00;

(c) Refinance Statement of Account - \$75.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 5 DAY OF October, 2022.

By: Susan Summers, on behalf of
Montage Community Services, LLC, Managing Agent for
Capitol Oaks Community Association, Inc.

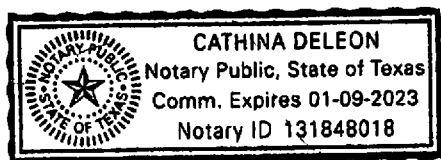
Susan Summers
Print Name

STATE OF TEXAS §
 §
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BEFORE ME, the undersigned authority, on this day personally appeared Susan Summers, of Montage Community Services, LLC, Managing Agent for Capitol Oaks Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 5th day of October, 2022.

Cathina DeLeon
Notary Public, State of Texas



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Pages 4
10/06/2022 08:08 AM
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

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