

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
COMMUNITY ASSOCIATION OF SUMMER PLACE, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

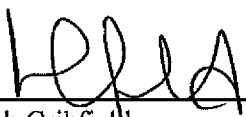
The undersigned, being the Managing Agent for Community Association of Summer Place, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information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

1. Name of Subdivision: The name of the subdivision is Summer Place.
2. Name of Association: The name of the Association is Community Association of Summer Place, Inc.
3. Recording Data for the Subdivision:
 - a. Summer Place, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Document No. 2023076701 and in Cabinet Z, Sheet 9772 of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions, and Restrictions for Summer Place, Montgomery County Clerk's File No. 2024072425.
 - b. First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Summer Place, Montgomery County Clerk's File No. 2024117162.
 - c. Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Summer Place, Montgomery County Clerk's File No. 2024121848
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Community Association of Summer Place, Inc. c/o CH&P Management, LLC, PO Box 1920 Conroe, Texas 77305.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CH&P Management, LLC. Address: 1712 N. Frazier Street, Suite 215, Conroe, Texas 77301. Phone No.: 936.570.0132. Email Address: info@chpmanagement.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: <https://summerplace.nabrnetwork.com>.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	\$250.00
Resale Certificate Update Fee	\$75.00
Transfer Fee	\$195.00
Rush Fee	Depending on number of days up to \$150.00
Refinance Fee	\$50.00
Capitalization Fee [Declaration Article XIV, Section D]	Each person or entity acquiring title to a lot within the property agrees to pay the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions apply. The Capitalization Fee must be verified with the Association.

Executed on this 6th day of December, 2024.

COMMUNITY ASSOCIATION OF SUMMER PLACE, INC.

By: 
Savannah Crieifield
CH&P Management LLC
Managing Agent

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

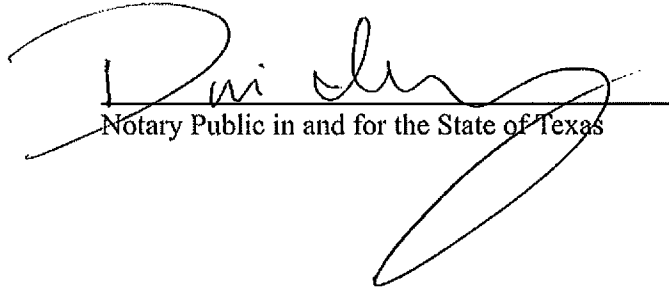
THE STATE OF TEXAS

COUNTY OF

Montgomery

BEFORE ME, the undersigned notary public, on this 6th day of December, 2024 personally appeared Savannah Carihfield, CH&P Management LLC, Managing Agent for Community Association of Summer Place, Inc., a Texas nonprofit corporation, on behalf of said corporation.




Notary Public in and for the State of Texas

E-FILED FOR RECORD

12/06/2024 03:36PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

12/06/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas