

Spring Manor Townhouses Council of Co-Owners, Inc.

Management Certificate

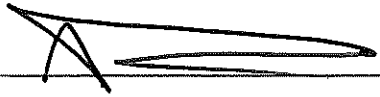
This Management Certificate is recorded pursuant to Section 82.116, Texas Property Code, and should be indexed as a "Condominium Association Management Certificate" (or equivalent).

1. **Condominium Name:**
Spring Manor Townhouses
2. **Association Legal Name:**
Spring Manor Townhouses Council of Co-Owners, Inc.
3. **Location:**
1438 Springrock Lane, Houston, Harris County, Texas 77055.
4. **Declaration and Amendments Recording Data:**
Enabling Declaration for Spring Manor Townhouses, a Condominium Regime, recorded in the Condominium Records of Harris County, Texas under Clerk's File No. C425327 (Volume 10, Page 126, et seq.; Film Code No. 905-01-0862, et seq.).
Petition in Amendment (vote requirement under Texas Property Code Chapter 200/201) recorded under Clerk's File No. R247158.
Second Amendment to the Enabling Declaration recorded under Clerk's File No. R859745.
Third Amendment to the By-Laws recorded under Clerk's File No. P966675.
5. **Transfer-Related Fees (Payable to Association):**
A reasonable charge may be made by the Association/Board for issuance of a certificate setting forth whether assessments on a condominium unit have been paid (amount not stated).
6. **Association mailing address format:**
c/o Rise Association Management Group
3131 Eastside Ste. 130
Houston, TX 77098
7. **Association website:** www.riseamg.com
8. **Management company contact information:**
Rise Association Management Group
3131 Eastside Ste. 130
Houston, TX 77098
support@riseamg.com
713-936-9200
9. **Other fees charged related to transfer of property:**
Resale Certificate Fee: \$375 or the maximum allowable by law;
Transfer Fee: \$250.00
Statement of Fact Fee: \$175.00
Resale Certificate Update Fee: \$75
Rush Order Fee: \$100

**Spring Manor Townhouses Council of Co-Owners, Inc.
Management Certificate**

CERTAIN FEES RELATED TO TRANSFER OF PROPERTY ARE SUBJECT TO PERIODIC CHANGE. FOR CURRENT FEES AND CHARGES CONTACT MANAGING AGENT. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE ASSOCIATION. THIS IS NOT A SUBSTITUTE FOR A RESALE CERTIFICATE AND PERSONS CONSIDERING PURCHASING ARE STRONGLY ENCOURAGED TO PURCHASE A RESALE CERTIFICATE FOR A COMPREHENSIVE LIST OF GOVERNING DOCUMENTS AND OTHER MATERIAL INFORMATION REGARDING THE SUBDIVISION.

By: _____



Title: Managing Agent

Date: February 27, 2026

State Of Texas §

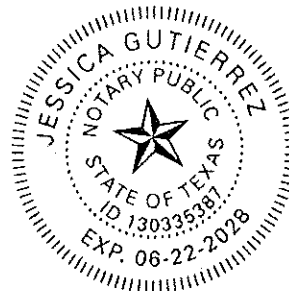
§

County of Harris §

This instrument was acknowledged before me on the 27 day of February, 2026, by Jason Delgado, an officer of Rise Association Management Group, for the [Spring Manor Townhouses Council of Co-Owners, Inc.], a Texas non-profit corporation, on behalf of said non-profit corporation.



Notary Public Signature



After Recording Return to:
Rise Association Management Group
3131 Eastside Ste. 130
Houston, TX 77098