

**MANAGEMENT CERTIFICATE
FOR THE VILLAS AT ASHFORD POINT, ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for THE VILLAS AT ASHFORD POINT, ASSOCIATION, INC. (hereinafter the "Association"), 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 the Association.

1. Name of Subdivision(s):

Villas at Ashford Point

2. Name of Association:

The name of the Association is The Villas at Ashford Point, Association, Inc.

3. Recording Data for the Subdivision(s):

- a. Villas at Ashford Point, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 506118 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(s):*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Villas at Ashford Point.
- (2) Amendment to Declaration of Covenants, Conditions and Restrictions for Villas at Ashford Point.
- (3) Lienholder Consent and Subordination to Amendment to Declaration of Covenants, Conditions and Restrictions for Villas at Ashford Point.

b. Recording Information:

- (1) Harris County Clerk's File No. V689295.
- (2) Harris County Clerk's File No. 20070455805.
- (3) Harris County Clerk's File No. 20120142904.

5. Association Information:

The name and mailing address of the Association is as follows:

RP-2023-293756

The Villas at Ashford Point, Association, Inc.
c/o CMI
25211 Grogan's Mill Rd., Ste 313
The Woodlands, TX 77380

6. **Designated Representative Information:**

The contact information of the designated representative of the Association is as follows:

Mike Hughes
c/o CMI
25211 Grogan's Mill Rd., Ste 313
The Woodlands, TX 77380
Email Address: mhughes@cmicare.net
Phone No.: 936.521.6900

7. **Association Website:**

www.cmicare.com

8. **Optional Information:**

None

9. **The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:**

Resale Certificate:	\$225.00
Transfer Fee/Refinance Fee:	\$175.00

Executed this the 14th day of June, 2023.

**THE VILLAS AT ASHFORD POINT,
ASSOCIATION, INC.**

By: Community Management Innovation,
Managing Agent

By: [Signature]

Position: Association 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.

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THE STATE OF TEXAS

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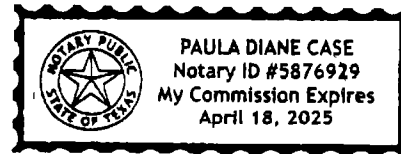
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COUNTY OF MONTGOMERY

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This instrument was **acknowledged** before me on this the 14th day of June, 2023, by Mike Hughes, Principal of Community Management Innovation, Managing Agent for The Villas at Ashford Point, Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

Paula Diane Case
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2023-293756

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Pages 4
08/03/2023 01:03 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

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