

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

ARTAVIA NORTH VILLAGE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Artavia North Village Homeowners Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Montgomery County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Artavia North Village are as follows:

Subdivision Name
Artavia section 1
Artavia section 2
Artavia section 3
Artavia section 4
Artavia section 5
Artavia section 6
Artavia section 7
Artavia section 8
Artavia section 9
Artavia section 10
Artavia section 11
Artavia section 12
Artavia section 13
Artavia section 14
Artavia section 15
Artavia section 16
Artavia section 17
Artavia section 18
Artavia section 21
Artavia section 22
Artavia section 27
Artavia section 27A
Artavia section 28

2. Name of the association.

Artavia North Village Homeowners Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Montgomery County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Artavia Section 1	12/19/2018	2018119616
Artavia Section 2	12/19/2018	2018119618
Artavia Section 3	12/19/2018	2018119622
Artavia Section 4	12/19/2018	2018119626
Artavia Section 5	12/19/2018	2018119624
Artavia Section 6	12/19/2018	2018119620
Artavia Section 7	04/29/2021	2021057405
Artavia Section 8	07/28/2021	2021149981
Artavia Section 9	07/15/2021	2021097120
Artavia Section 10	07/15/2021	2021097122
Artavia Section 11	03/11/2021	2021030946
Artavia Section 12	07/28/2021	2021150092
Artavia Section 13	10/28/2021	2021149985
Artavia Section 14	05/23/2022	2022067252
Artavia Section 15	05/27/2022	2022067266
Artavia Section 16	05/13/2022	2022060775
Artavia Section 17	09/29/2022	2022119687
Artavia Section 18	07/26/2024	2024073328
Artavia Section 21	03/31/2023	2023027174
Artavia Section 22	09/29/2022	2022119650
Artavia Section 27	08/20/2024	2024082433
Artavia Section 27A	05/29/2025	2025054828
Artavia Section 28	08/20/2024	2024082435

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Montgomery County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Artavia Declaration of Covenants, Conditions and Restrictions for Artavia North Village	05/03/2019	2019037360
Artavia supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North village (Annexation of Section 7)	05/05/2021	2021060893
Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 8)	11/02/2021	2021152533
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 9)	08/10/2021	2021110486

Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North village (Annexation of Section 10)	07/21/2021	2021100340
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 11)	03/15/2021	2021032487
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 12)	11/02/2021	2021152536
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 13)	11/09/2021	2021155831
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 14)	09/14/2022	2022113804
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 15)	08/02/2022	2022096308
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 16)	05/18/2022	2022062962
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 17)	11/17/2022	2022137400
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 18)	08/29/2024	2024086345
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 21)	06/15/2023	2023054572
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 22)	12/06/2022	2022143214
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village (Annexation of Section 27 and 28)	10/31/2024	2024109910
Artavia Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Artavia North Village Section 27A	08/12/2025	2025081623

5. Name and mailing address for the association.

Artavia North Village Homeowners Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346
Telephone: 713-981-9000
Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller, or their agents, the lender, title company, or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$325	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$120	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Community Enhancement Fee	\$1,300*	On each transfer of title from a homeowner, the Covenants require the new owner to pay a Community Enhancement Fee to the Artavia Community Council. *The amount of the Community Enhancement Fee is set each year and the amount shown herein represents the fee for 2026.

Capitalization Fee	\$1,395*	On each transfer of the title from a builder to a homeowner, the Covenants require each new owner to pay a Capitalization Fee to the Artavia Master Maintenance Association. *The amount of the Capitalization Fee is set each year and the amount shown herein represents the fee for 2026.
Community Service Organization Fee (AKA Builder Fee)	See description	On each transfer of title from a developer to a builder, the Covenants require the builder to pay a Community Service Organization (CSO) Fee (AKA Builder Fee) to the Artavia Community Council Inc. The amount of the initial CSO/Builder Fee is based on lot size and shall not be more than 0.125% of the Gross Selling Price of the completed home.

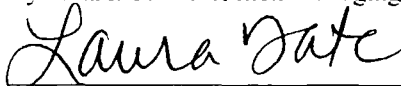
9. Other information the association considers appropriate.

- On each transfer of title from a builder to a homeowner the Covenants require the new owner to pay a Capitalization Fee to the Association. The amount of the Capitalization Fee is set each year.
- New owners are encouraged to provide email addresses and/or cell phone numbers to the Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 23rd day of April, 2026.

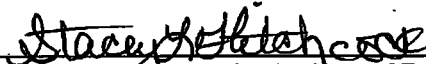
Artavia North Village Homeowners Association, Inc.
By: C.I.A. Services, Inc., Managing Agent



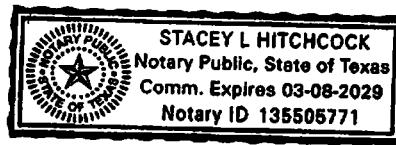
Laura Tate, General Manager

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 23rd day of April, 2026 personally appeared Laura Tate, General Manager for C.I.A. Services, Inc., Managing Agent for Artavia North Village Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

After recording, please return to:
C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



E-FILED FOR RECORD

04/24/2026 02:48PM



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.

04/24/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas