

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
MAVERA HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

MAVERA HOMEOWNERS' 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 Certificates, as follows:

- (1) the name of the Subdivision is Maveria,
- (2) the name of the Association is Maveria Homeowners' Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas as follows:
 - (a) Maveria Tract 1, being 224.997 acres out of the Ashby James Survey (Abstract Number 741) and the John Bricker Survey (Abstract Number 98), described more particularly in Exhibit 1 to the Association's Declaration, recorded under Clerk's File No. 2021101098;
 - (b) Maveria Tract 2, being 49.920 acres out of the Ashby James Survey (Abstract Number 741) described more particularly in Exhibit 1 to the Association's Declaration, recorded under Clerk's File No. 2021101098;
 - (c) Maveria Tract 3, being 50.08 acres out of the T & N.O.R.R. Co. Survey (Abstract Number 741) described more particularly in Exhibit 1 to the Association's Declaration, recorded under Clerk's File No. 2021101098;
- (4) the Declaration is recorded in the Real Property Records of Montgomery County, Texas as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Maveria, under Clerk's File No. 2021101098;
- (5) the name and mailing address of the Association is:
 - (a) Maveria Homeowners' Association, Inc. c/o LEAD Association Management, Inc. 13231 Champion Forest Drive., Suite 112, Houston, Texas 77069;

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

- (a) LEAD Association Management, Inc. 13231 Champion Forest Drive., Suite 112, Houston, Texas 77069;
- (b) (281) 857-6027
- (c) info@lead-inc.com

(7) The Association's website address is:

<https://maverahoa.org>

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

- (a) Transfer Fee - \$175.00;
- (b) Resale Certificate Fee - \$375.00;
- (c) Updated Resale Certificate - \$75.00;
- (d) Refinance Fee - \$100.00;

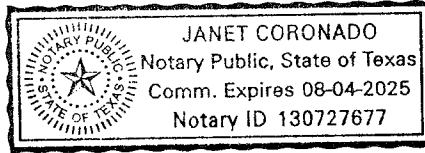
(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly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

SIGNED THIS 7th DAY OF October, 2021.

By: [Signature], on behalf of
LEAD Association Management, Inc., Managing Agent for
Mavera Homeowners' Association, Inc.

Syd Talley
Print Name

STATE OF TEXAS §
 §
COUNTY OF HARRIS §



Syd Talley BEFORE ME, the undersigned authority, on this day personally appeared _____, of LEAD Association Management, Inc., Managing Agent for Mavera Homeowners' 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 7th day of October, 2021.

[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

E-FILED FOR RECORD

10/13/2021 01:06PM



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.

10/13/2021



County Clerk
Montgomery County, Texas