

MANAGEMENT CERTIFICATE  
OF  
NORTH PARK SOUTH RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of North Park South Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: North Park South.
2. The name of the Association: North Park South Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Montgomery County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for North Park South recorded under Document No. 2024106133, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: North Park South Residential Community, Inc., c/o Community Solutions, P.O. Box 5191, Katy, Texas 77491.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: North Park South Residential Community, Inc., c/o Community Solutions  
Mailing Address: P.O. Box 5191, Katy, Texas 77491  
Attn: Rachel Schmutz  
Telephone Number: (713) 429-5440  
Email Address: rschmutz@csutx.com

7. Website to access the Association's dedicatory instruments: [www.csutx.com](http://www.csutx.com)
8. Amount and description of fees related to property transfer in the subdivision:

Working Capital Assessment – \$347.50

Transfer Fee - \$250.00

Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**NORTH PARK SOUTH RESIDENTIAL COMMUNITY, INC.,**

a Texas non-profit corporation

By: [Signature]

Name: Randall Phillip

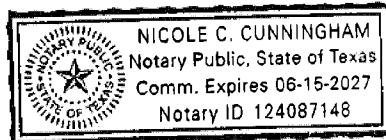
Title: Land Development Project Manager

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on 21 day of October, 2024 by Randall Phillip, the Land Development Project Manager of North Park South Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead, PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

#### **ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for North Park South, recorded under Document No. 2024106133, Official Public Records of Montgomery County, Texas.
2. North Park South Community Manual, recorded under Document No. 2024106340, Official Public Records of Montgomery County, Texas.
3. North Park South Modification Design Guidelines, recorded under Document No. 2024106319, Official Public Records of Montgomery County, Texas.
4. North Park South Adoption of Working Capital Assessment recorded under Document No. 2024111896, Official Public Records of Montgomery County, Texas.

**E-FILED FOR RECORD**

11/06/2024 10:39AM



*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.

**11/06/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas