

## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

1. NAME OF SUBDIVISION:

Northwest Forest

2. ASSOCIATION NAME AND ADDRESS:

Northwest Forest Improvement Association  
P.O. Box 12219, Beaumont, Tx 77726

3. RECORDING INFORMATION OF SUBDIVISION PLAT INSTRUMENT, RECORDED IN MAP OR PLAT RECORDS OF JEFFERSON COUNTY, TEXAS:

PHASE 1: Instrument No. 8311959

4. RECORDING INFORMATION OF ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN REAL PROPERTY RECORDS OF JEFFERSON COUNTY, TEXAS:

PHASE 1: Instrument No. 1104801  
Instrument No. 2023005445  
Instrument No. 2023004000

5. MAILING ADDRESS OF THE ASSOCIATION, OR NAME AND MAILING ADDRESS OF THE PERSON OR ENTITY MANAGING THE ASSOCIATION:

Horizon HOA Management  
Attn: Melisa Vanek  
P.O. Box 8662  
Lumberton, Tx 77657

6. OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE:

WEBSITE ADDRESS: [www.nwfhoa.org](http://www.nwfhoa.org)

7. THE AMOUNT AND DESCRIPTION OF THE FEES AND OTHER CHARGES CHARGED BY THE ASSOCIATION IN CONNECTION WITH A PROPERTY TRANSFER:

Resale Certificate Transfer Fee: \$100.00

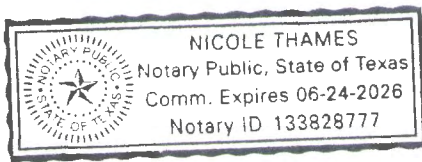
Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other dedicatory instruments of the Association, together with obtaining an official Resale Certificate and performing comprehensive physical inspection of the lot/home and common areas, prior to purchase.

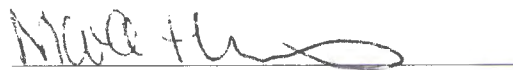
This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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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Kyle Knipple, President  
Northwest Forest Improvement Association

THE STATE OF TEXAS       §  
COUNTY OF JEFFERSON   §

This instrument was acknowledged before me on the 20 day of ~~SEPTEMBER~~, 2023, by Kyle Knipple, acting as President of the Board of Directors of Northwest Forest Improvement Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated, on behalf of said corporation.



  
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Notary of Public, State of Texas

After recording, please return to:

Melisa Vanek  
P.O. Box 8662  
Lumberton, Tx 77657