

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**PINES OF WOODEDGE COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

PINES OF WOODEDGE COMMUNITY IMPROVEMENT 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 Management Certificates, as follows:

- (1) the name of the Subdivision is Woodedge Village, Section 3;
- (2) the name of the Association is Pines of Woodedge Community Improvement Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:

(a) Woodedge Village, Section 3, under Clerk's File No. F581886;

- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions for Woodedge Village, Section Three, under Clerk's File No. F763380;

- (5) the name and mailing address of the Association is:

(a) Pines of Woodedge Community Improvement Association, Inc., c/o Sterling Association Services, Inc.-Corporate, 6842 North Sam Houston Pkwy West, Houston, Texas 77064;

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

(a) Sterling Association Services, Inc.-Corporate, 6842 North Sam Houston Pkwy West, Houston, Texas 77064;

(b) (832) 678-4500;

(c) servicedesk@sterlingasi.com;

(7) The Association's website address is: www.sterlingasi.com;

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

(a) Resale Certificate Fee - \$202.00;

(b) Transfer Fee - \$220.00;

(c) Payoff Statement of Accounts Fee - \$125.00;

(d) Refinance Statement of Accounts Fee - \$125.00;

(e) One (1) business day Rush Fee - \$100.00;

(f) Three (3) business day Rush Fee - \$75.00;


(g) Five (5) business day Rush Fee - \$50.00;

(h) Existing Order Rush Fee (added in addition to other applicable Rush Fee) - \$25.00;

(i) Three (3) day Shipping Fee - \$45.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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 9<sup>th</sup> DAY OF September, 2021.

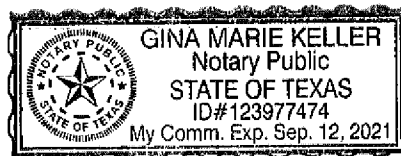
By: , on behalf of  
Sterling Association Services, Inc.-Corporate, Managing Agent for  
Pines of Woodedge Community Improvement Association, Inc.

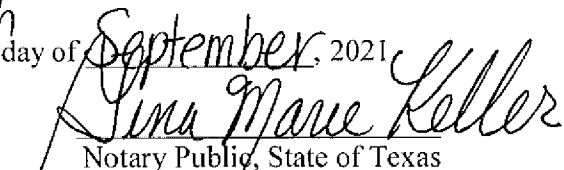
Aubrey Rodgers  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Aubrey Rodgers, of Sterling Association Services, Inc.-Corporate, Managing Agent for Pines of Woodedge Community Improvement 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 9<sup>th</sup> day of September, 2021.



  
Notary Public, State of Texas

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

RP-2021-526143  
# Pages 4  
09/14/2021 02:02 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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