

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

1. The name of the subdivision is **SPRING VALLEY CREEK.**
2. The name of the association is **SPRING VALLEY CREEK COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation.**
3. The recording data for the subdivision is:

SPRING VALLEY CREEK, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. RP-2023-366516, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 705213, Map Records of Harris County, Texas.
4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions, and Easements for Spring Valley Creek as Filed of Record under Clerk's File No. RP-2024-381071, Official Public Records of Real Property of Harris County, Texas.
5. The name and mailing address of the association are:

Spring Valley Creek Community Association, Inc.
c/o King Property Management
720 North Post Oak Road, Suite 300
Houston, Texas 77024
6. The name, mailing address, telephone number and email address of the person managing the association or the association's designated representative are:

Spring Valley Creek Community Association, Inc.
c/o King Property Management
Attn: Mr. Eddie Parise
720 North Post Oak Road, Suite 300
Houston, Texas 77024

Main Line: (713) 956-1995
Email: kpm@kpmtx.com
7. The current versions of the association's dedicatory instruments which relate to the association or subdivision, and which are filed of record are available to members at the following website address of the association's Internet website: <http://www.kpmtx.com>.
8. The amounts and descriptions of the fees charged by the association relating to a property transfer in the subdivision are as follows: *
 - a. Resale Certificate: \$ 350.00
 - b. Resale Certificate Update: \$ 75.00
 - c. Transfer Fee: \$ 350.00
 - d. Capitalization Fee: ** \$ 1,500.00

*NOTE: The regular annual assessment is initially set by §5.03.1 the Declaration at \$1,650.00 per Lot per year. The Association will also provide water and related services to each Lot in accordance with the Declaration, including Section 5.06 of the Declaration. The Owner of each Lot must pay monthly water/utility assessments as to the same. A Water Deposit must also be paid to the Association prior to or at closing as to the sale of each Lot (except as to Declarant or an Authorized Builder) in an amount equal to the amount of the monthly Water/Utility Assessment (currently \$120.00) multiplied by two.

**NOTE: The Capitalization Fee is a one-time assessment which is due and payable to the Association at the time of closing as to each sale of a Lot (except as otherwise provided in the Declaration). The fee is equal to one-half of the amount of the regular annual assessment at the time of closing (currently \$1,395.00 per Lot per year), which amount may be rounded up to the next whole dollar. See Declaration, §5.06.

9. This management certificate is prepared and filed solely for the purpose of providing contact and other general information as to the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
10. This management certificate supersedes and replaces all previous management certificates and amended management certificate, if any, effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Harris County, Texas. In accordance with applicable law this certificate will also be electronically filed with the Texas Real Estate Commission.

SIGNED this 23 day of Oct, 2025.

**SPRING VALLEY CREEK
COMMUNITY ASSOCIATION, INC.,**
a Texas nonprofit corporation

By: Lilep, LLC a Texas Limited Company
d/b/a KING PROPERTY MANAGEMENT,
its Manager



Eddie Parise, President

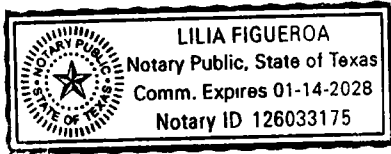
[Acknowledgement Follows]

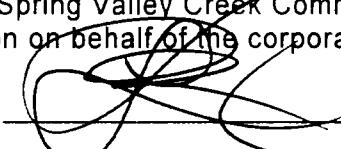
ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23 day of October, 2025,
by Eddie Parise, as President of Lilep, LLC, a Texas Limited Liability Company, d/b/a KING
PROPERTY MANAGEMENT, as the Manager of Spring Valley Creek Community
Association, INC, a Texas nonprofit corporation on behalf of the corporation.

[SEAL]





Notary Public, State of Texas

Print Name: Lilia Figueroa

My Commission Expires: 01-14-2028

PLEASE FILE AND RETURN TO:

Mr. Lou W. Burton
Attorney at Law
16107 Kensington Drive, Suite 110
Sugar Land, Texas 77479-4224

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RP-2025-429460
Pages 4
10/29/2025 02:37 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

RP-2025-429460