

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

1. The name of the subdivision is **PINE TRAILS OF TOMBALL**.
2. The name of the association is **PINE TRAILS OF TOMBALL COMMUNITY ASSOCIATION, INC.**, a Texas nonprofit corporation.
3. The recording data for the subdivision is:

PINE TRAILS OF TOMBALL, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. RP-2021-504736, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 696473, Map Records of Harris County, Texas, **SAVE, EXCEPT AND EXCLUDING** Unrestricted Reserve "B" as so designated on the said map or plat.
4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for Pine Trails of Tomball, as filed of record under Clerk's File No. RP-2022-525752, Official Public Records of Real Property of Harris County, Texas.
5. The name and mailing address of the association are:

**Pine Trails of Tomball Community Association, Inc.
c/o C.K.M. Property Management, Inc.
Post Office Box 160
Tomball, Texas 77377**
6. The name, mailing address, telephone number and email address of the person managing the association or the association's designated representative are:

**Pine Trails of Tomball Community Association, Inc.
c/o C.K.M. Property Management, Inc.
Attn: Cassidy Standly
701 Clarence
Tomball, Texas 77375
Main Line: (281) 255-3055
Email: cassidy@ckm1.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: **houstonhoa.net**
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: | \$ 300.00 |
| b. | Resale Certificate Update: | \$ 75.00 |
| c. | Transfer Fee: | \$ 200.00 |
| d. | Capitalization Fee: ** | \$ 1,250.00 |

*NOTE: Only fees or charges relating to a property transfer are listed. Often there are other fees or charges primarily related to a transaction rather than the property transfer which are not listed in this certificate such as rush charges or other special handling or delivery fees. You are advised to discuss with management any questions you may have regarding any such fees or charges prior to closing.

**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 the greater of \$1,250.00 or one-half of the amount of the regular annual assessment at the time of closing. 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 4 day of October, 2023.

**PINE TRAILS OF TOMBALL COMMUNITY
ASSOCIATION, INC.,**
a Texas nonprofit corporation

By: _____

Greg Grahmann, President

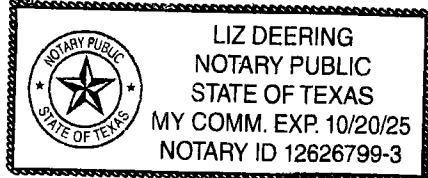
[Acknowledgment Follows]


ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 4 day of October, 2023, by Greg Grahmann, as President of PINE TRAILS OF TOMBALL COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]





Notary Public, State of Texas

Print Name: Liz Deering
My Commission Expires: 10/20/25

PLEASE FILE AND RETURN TO:

Mr. Lou W. Burton
WILSON, CRIBBS & GOREN, P.C.
2500 Fannin Street
Houston, Texas 77002

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RP-2023-381186
Pages 4
10/04/2023 12:27 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

RP-2023-381186