

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**THE PINES AT SEVEN COVES HOMEOWNERS' ASSOCIATION, INC.**

---

THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for The Pines at Seven Coves Homeowners' Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Pines at Seven Coves.
2. Name of Association: The name of the Association is The Pines at Seven Coves Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. 57.454 acres of land as described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for The Pines at Seven Coves" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2021117598 (which said Exhibit "A" is incorporated herein by reference).
  - b. The Pines at Seven Coves, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 7334-7338 and under Clerk's File No. 2021062879 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for The Pines at Seven Coves.
  - b. Recording Information:
    - (1) Montgomery County Clerk's File No. 2021117598.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Pines at Seven Coves Homeowners' Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Amanda England, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: customercare@inframark.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://engage.goenumerate.com/s/pinesatsevencoveshoa/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 350.00
Mortgage Questionnaire	\$ 300.00
Transfer Fee	\$ 350.00
Refinance Fee	\$ 125.00
Rush Fee	\$ 200.00
Return Check Fee	\$ 35.00
Initial Contribution [Declaration Article IV, Section 4.10]	Initial Contribution is a one-time payment (as described in detail in the Declaration) due upon the transfer of title to a lot. Upon the purchase of a lot from Declarant, the Initial Contribution shall be \$600.00. Upon each subsequent sale, the Initial Contribution shall be determined from time to time by the Board. The Initial Contribution amount must be confirmed with the Association.

Executed on this 3rd day of June, 2023.

**THE PINES AT SEVEN COVES HOMEOWNERS'  
ASSOCIATION, INC.**

By: Inframark, Managing Agent

Amanda England

Amanda England, Dir. of Community Management

\*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.

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 3 day of June, 2023 personally appeared Amanda England, Director of Community Manager for Inframark, Managing Agent for The Pines at Seven Coves Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Sharon Ann Griffith  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

06/06/2023 03:42PM



*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.

**06/06/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas