

MANAGEMENT CERTIFICATE
for
HOMEOWNERS ASSOCIATION OF SPRING VILLAGE ESTATES, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned authorized agent of Homeowners Association of Spring Village Estates, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, states as follows. This amends all prior Management Certificates filed for this association:

1. Name of Subdivision: Spring Village Estates
2. Name of Association: Homeowners Association of Spring Village Estates, Inc.
3. Recording Data for the Subdivision:
 - Plat for Spring Village Estates, recorded under File No. V227663, Volume 485, Page 102, of the Real Property Records of Harris County, Texas; and
 - Partial Replat No. 1 for Spring Village Estates, recorded under File No. RP-2016-61125, Volume 677, Page 239, of the Real Property Records of Harris County, Texas.
4. Recording Data for the Declaration:
 - Certificate of Formation, recorded with the Texas Secretary of State and also under File No. RP-2024-94607 in the Real Property Records of Harris County, Texas;
 - Declaration of Covenant, Conditions and Restrictions for Spring Village Lake Estates, recorded under File No. V304831 in the Real Property Records of Harris County, Texas;
 - First Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Village Estates, recorded under File No. 20130543350 in the Real Property Records of Harris County, Texas;
 - Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Spring Village Estates, recorded under File No. 20150339666 in the Real Property Records of Harris County, Texas;

RP-2025-246720

- Bylaws of the Homeowners Association of Spring Village Estates, Inc., recorded under File No. RP-2024-94607 in the Real Property Records of Harris County, Texas;
- Records Inspection, Copying and Retention Policy, recorded under File No. RP-2024-94607 in the Real Property Records of Harris County, Texas;
- Assessment Collection Policy, recorded under File No. RP-2024-94607 in the Real Property Records of Harris County, Texas;
- Fine and Enforcement Policy, recorded under File No. RP-2024-94607 in the Real Property Records of Harris County, Texas;
- Notice of Annual Maintenance Dues, recorded under File No. RP-2018-573080 in the Real Property Records of Harris County, Texas; and
- any and all other dedicatory instruments recorded of record in the Real Property Records of Harris County, Texas.

5. Name and Mailing Address for the Association:

Homeowners Association of Spring Village Estates, Inc.
 c/o Graham Management
 2825 Wilcrest Drive, Suite 600
 Houston, Texas 77042
 (713) 334-8000 tel.
 graham@grahammanagementhouston.com

6. Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative:

Homeowners Association of Spring Village Estates, Inc.
 c/o Graham Management
 2825 Wilcrest Drive, Suite 600
 Houston, Texas 77042
 (713) 334-8000 tel.
 graham@grahammanagementhouston.com

7. Association Website:

<https://www.grahammanagementhouston.com/communities.html>

8. Among and Description of Fees Related to Property Transfer in the Subdivision:

- Transfer Fee: \$500.00
- Payoff Statement: \$125.00

- Refinance Fee: \$275.00
- Resale Certificate: \$375.00 (\$75.00 update)
- Rush Service: \$75.00

Executed on this 26th day of June, 2025.

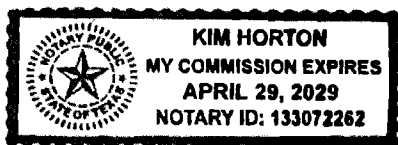
**Homeowners Association of
Spring Village Estates, Inc.**
A Texas non-profit corporation

Chelsia Fry
Chelsia Fry, Designated Representative

THE STATE OF TEXAS §

COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO ME on this 26th day of June, 2025.



Kim Horton
Notary Public in and for the State of Texas

Return to:
Homeowners Association of Spring Village Estates, Inc.
c/o Graham Management
2825 Wilcrest Drive, Suite 600
Houston, Texas 77042

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Pages 4
06/26/2025 04:14 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-2025-246720