

**MANAGEMENT CERTIFICATE FOR  
SPRINGWOOD COMMUNITY IMPROVEMENT ASSOCIATION**

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS           §

The undersigned, being the Board President of Springwood Community Improvement Association, a non-profit corporation 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 Springwood.
2. Name of Association: The name of the Association is Springwood Community Improvement Association.
3. Recording Data for the Subdivision: The recording data for the subdivision is as follows:
  - a. Springwood in Harris County, Texas, according to the map and plat records recorded under Clerk's File No. S481306 and Film Code No. 388146.
4. Recording Data for the Declaration: The recording data for the declarations is as follows:
  - a. The Declaration of Covenants, Conditions and Restrictions for Springwood is recorded in the Harris County Real Property Records under Clerk's File No. T166164.
5. Association Information: The contact information and website for the association is as follows:

Springwood Community Improvement Association  
c/o Tri-Star Community Management, LLC  
525 Woodland Sq Blvd, Suite 250  
Conroe, Texas 77384

Website: [www.springwoodtomball.com](http://www.springwoodtomball.com)  
Telephone: 936.207.1440

RP-2024-289717

6. Designated Representative Information: The contact information for the person or entity managing the association is as follows:

Tri-Star Community Management, LLC  
525 Woodland Sq Blvd. Suite 2250  
Conroe, Texas 77384

Email: jennifer@tristarecm.net  
Telephone: 936.207.1440

7. Fees Related to Property Transfer:

Transfer Fee:	\$275.00
Resale Certificate:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	
1 Day Rush	\$100.00
3 Day Rush	\$70.00
5 Day Rush	\$50.00

8. Optional Information: None.

Executed this the 1 day of August, 2024.

**SPRINGWOOD COMMUNITY  
IMPROVEMENT ASSOCIATION**

By: Managing Agent for Springwood  
Community Improvement Association

By: 

Position: Manager

RP-2024-289717

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on this the 1 day of August, 2024, by Jennifer Zinnante Managing Agent for Springwood Community Improvement Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

Kelly Martinek  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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# Pages 4  
08/09/2024 09:21 AM  
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

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