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**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
WESTBANK HOMEOWNERS ASSOCIATION, INC.
(In Compliance with *Section 209.004 of Title 11 of the Texas Property Code*)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WESTBANK HOMEOWNERS ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's Managing Agent, submits this updated/amended Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

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1. The name(s) of the Subdivision(s) is/are WESTBANK, SECTIONS ONE (1), TWO (2), THREE (3), FOUR (4) and FIVE (5), also known as CARRIAGE LANE.
2. The name of the Association is WESTBANK HOMEOWNERS ASSOCIATION, INC.
3. The ASSOCIATION has jurisdiction over Westbank, Sections One (1) through Five (5), inclusive. The maps or plats, respectively, are recorded in the Map Records of Harris County, Texas, as follows:
 - 1) Westbank, Section One (1) – Volume 217, Page 76;
 - 2) Westbank, Section Two (2) – County Clerk's File No. E495367, and Film Code Nos. 124-09-1715 - 124-09-1716;
 - 3) Westbank, Section Three (3) – Volume 252, Page 66;
 - 4) Westbank, Section Four (4) – Volume 284, Page 148; and
 - 5) Westbank, Section Five (5) – Volume 284, Page 149.
4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:
 - 1) Westbank, Section One (1) – Harris County Clerk's File No. E231472, and Film Code No. 108-09-2011;
 - 2) Westbank, Section Two (2) – Annexation and Controlling Reference to Section One (1) Declaration recorded under Harris County Clerk's File No. E725868, and Film Code No. 138-13-0869;
 - 3) Westbank, Section Three (3) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk's File No. F461608, and Film Code No. 186-07-0170;

- 4) Westbank, Section Four (4) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk's File No. F966865, and Film Code No. 120-83-2136; and
 - 5) Westbank, Section Five (5) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk's File No. F966864, and Film Code No. 120-83-2132.
5. The name and mailing address of the Association is: WESTBANK HOMEOWNERS ASSOCIATION, INC., C/O SYNERGY MANAGEMENT SERVICES, LLC, P. O. Box 2298, Spring, Texas 77383-2298 (Attention: Mr. Tom Garth, Manager).
 6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: SYNERGY MANAGEMENT SERVICES, LLC, P. O. Box 2298, Spring, Texas 77383-2298. The Association's manager is Mr. Tom Garth (Tel. No. 281-631-9808 / Email: ggg123@swbell.net). lee
 7. The Association's website is www.carriagelane.net, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on the Association's website.
 8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: **a)** regarding a sale, an administrative Transfer Fee in the amount of \$250.00 is charged, payable to SYNERGY MANAGEMENT SERVICES, LLC; **b)** regarding a refinance, an administrative refinance fee in the amount of \$200.00 is charged, payable to SYNERGY MANAGEMENT SERVICES, LLC; **c)** if a Resale Certificate is requested, the fee for a Resale Certificate is \$350.00, payable to SYNERGY MANAGEMENT SERVICES, LLC, and the fee for an updated Resale Certificate is \$75.00, payable to SYNERGY MANAGEMENT SERVICES, LLC; **d)** if any request is received on a one day expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to SYNERGY MANAGEMENT SERVICES, LLC; and **e)** if any request is received on a two-three day expedited basis, a fee for expediting is charged in the amount of \$50.00, payable to SYNERGY MANAGEMENT SERVICES, LLC. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
 9. Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse located at 8303 West Rd., Houston, Texas 77064; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

(Signature and Acknowledgment are Contained on Page 3 Hereof)

SIGNED on this the 4 day of March, 2022.

WESTBANK HOMEOWNERS ASSOCIATION,
INC.

By: SYNERGY MANAGEMENT SERVICES,
LLC

By: Thomas Garth
TOM GARTH, Authorized Representative of SYNERGY
MANAGEMENT SERVICES, LLC, and Association
Manager for Westbank Homeowners Association, Inc.

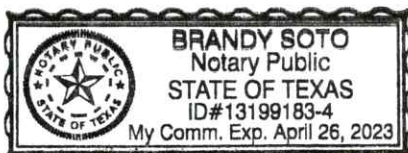
ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 4TH day of MARCH, 2022, personally appeared TOM GARTH, an authorized representative of SYNERGY MANAGEMENT SERVICES, LLC, Managing Agent for WESTBANK HOMEOWNERS ASSOCIATION, INC. (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), and the Manager for the Association, a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.

Brandy Soto
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

✓✓ After recording, return to:
Westbank Homeowners Association, Inc.
P. O. Box 2298
Spring, Texas 77383-2298



Westbank Homeowners Association, Inc. - Management Certificate

FILED FOR RECORD

8:00:00 AM

Friday, March 11, 2022



COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, March 11, 2022



COUNTY CLERK
HARRIS COUNTY, TEXAS