

**MANAGEMENT CERTIFICATE  
OF  
VILLAS OF EAGLE SPRINGS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being the Managing Agent for Villas of Eagle Springs Homeowners Association, Inc., a non-profit organization (the "**Association**"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

- (3)  
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1. The name of Subdivision: Villas of Eagle Springs
  2. The name of the Association: Villas of Eagle Springs Homeowners Association, Inc.
  3. The recording data for the subdivision: That certain real property in Harris County, Texas, as described on **Exhibit "A"** to that certain Declaration of Covenants, Conditions and Restrictions for Villas of Eagle Springs Homeowners Association, Inc., recorded under Document No. Y151029 Official Public Records of Harris County, Texas.
  4. The recording data for the declaration with any amendments and/or supplements to the declaration: The recording data for the declaration and any amendments and supplements thereto, are particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.
  5. The name and mailing address of the Association: Villas of Eagle Springs Homeowners Association, Inc., c/o ACMI, 12603 Louetta Rd. Suite 101, Cypress, Texas 77429.
  6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name of Designated Representative: Bert Williams, President ACMI  
Management Company: Williams ACMI Ventures, LP (dba ACMI)  
Mailing Address: 12603 Louetta Rd. Suite 101, Cypress TX 77429  
Telephone Number: 281-251-2292  
Email Address: info@acmingmt.com

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7. Website to access the Association's dedicatory instruments: [www.acmingmt.com](http://www.acmingmt.com).
8. Amount and description of fees related to property transfer in subdivision: The Association fees are in the following amounts:

Working Capital Assessment - **\$430.00**  
Transfer Fee - **\$250.00**  
Resale Certificate Fee - **\$275.00**  
Refinance Fee - **\$150.00**  
Quote Fee- **\$13.00** each

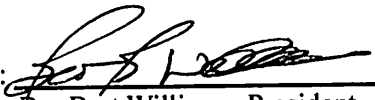
The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

{SIGNATURE PAGE FOLLOWS}

EXECUTED to be effective on the date this instrument is Recorded.

**VILLAS OF EAGLE SPRINGS HOMEOWNERS  
ASSOCIATION, INC., a Texas non-profit corporation**

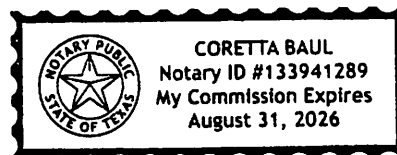
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Signature:   
By: Bert Williams, President  
ACMI

STATE OF TEXAS                    §  
   §  
COUNTY OF HARRIS            §

This instrument was acknowledged before me this 15th of July 2024 by Bert Williams of  
Villas of Eagle Springs Homeowners Association, Inc., a Texas non-profit corporation, on behalf  
of said non-profit corporation.

  
Notary Public Signature



AFTER RECORDING RETURN TO: ✓✓  
ACMI  
12603 Louetta Rd. Suite 101  
Cypress, TX 77429

VILLAS OF EAGLE SPRINGS HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

## **RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Villas of Eagle Springs, recorded as Document No. Y151029, Official Public Records for Harris County, Texas.
2. Copies of items listed above plus additional documents are available on the ACMI website at [www.acmimgmt.com](http://www.acmimgmt.com).

FILED FOR RECORD

1:15:16 PM

Tuesday, September 3, 2024

*Leneshia Hudspeth*

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

Tuesday, September 3, 2024

*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

