

559193

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MARSH ESTATES HOMEOWNERS ASSOCIATION, INC.STATE OF TEXAS §
 §
COUNTY OF ORANGE §

The undersigned, being the Managing Agent of Marsh Estates Homeowners Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Marsh Estates.
2. Name of Association: The name of the Association is Marsh Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Final Subdivision Plat of Marsh Estates recorded in Volume 13, Page 30, of the Map Records of Orange County, Texas; and
 - b. Amended Plat described in the Correction Instrument recorded in/under Clerk's File No. 512057, originally recorded as Clerk's File No. 498062, of the Official Public Records of Orange County, Texas.

4. Recording Data for the Declaration*:

Amended Declaration of Covenants, Conditions and Restrictions - Marsh Estates Subdivision - Orange County, Texas, recorded as Clerk's File No. 512059, of the Official Public Records of Orange County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Marsh Estates Homeowners Association, Inc., c/o Community Management, LLC, P.O. Box 1057, Denham Springs, Louisiana, 70727.
6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is:

Community Management, LLC
P.O. Box 1057
Denham Springs, Louisiana 70727
Phone: (255) 503-2648
Email: info@cmgt.org

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.cmgt.org
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$150.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$100.00
3 Business Day Rush Fee to Expedite a Resale	\$75.00
5 Business Day Rush Fee to Expedite a Resale	\$50.00
7 Business Day Rush Fee to Expedite a Resale	\$25.00

*Resale Certificates may be requested by Community Management, LLC at www.cmgt.org (Resale Documents).

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

MARSH ESTATES HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: COMMUNITY MANAGEMENT, LLC,
its Managing Agent

By: Amanda Betancourt
Amanda Betancourt, Chief Operating Officer

*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. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF LOUISIANA §
 §
PARISH OF LIVINGSTON §

BEFORE ME, the undersigned notary public, on this 2nd day of September, 2025, personally appeared Amanda Betancourt, Chief Operating Officer of Community Management, LLC, as Managing Agent for Marsh Estates Homeowners Association, Inc., a Texas nonprofit corporation, 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.

Notary Public in and for the State of Louisiana
TRICIA L. HARTER #050652
NOTARY PUBLIC
MY COMMISSION IS FOR LIFE



TRICIA L. HARTER
Notary Public
Notary ID No. 050652
Livingston Parish, Louisiana

FB+12T

12/1/25
(2) Tori McConnell
6900 N Dallas Parkway, Suite 600
Plano, Tx 75024
17,00 + 20.00
(chiv. prov.)

FILED: September 19th, 2025 @ 1:27pm.
BRANDY ROBERTSON, COUNTY CLERK
ORANGE COUNTY, TEXAS

Brandy Robertson

STATE OF TEXAS

COUNTY OF ORANGE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Orange County, Texas on 09/19/2025.



Brandy Peterson

COUNTY CLERK, Orange County, Texas

[Handwritten signature]

TRICIA L. HARTEIS
Notary Public
Notary ID No. 080822
Commission Expires 12/31/2025



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