

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
ENCLAVE AT WILLIS COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Enclave at Willis Community Association, Inc., a non-profit corporation ("Association") 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 Enclave at Willis.
2. Name of Association: The name of the Association is Enclave at Willis Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Enclave at Willis, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under File No. 2025015616 and in Cabinet 0AA, Sheets 1399-1404 of the Map Records of Montgomery County, Texas, SAVE AND EXCEPT Unrestricted Reserve F, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions, and Restrictions for Enclave at Willis.
  - b. Recording Information:
    - (1) Montgomery County Clerk's File No. 2025026825.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Enclave at Willis Community Association, Inc. c/o King Property Management, 720 N. Post Oak, Suite 300, Houston, Texas 77024.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: King Property Management. Address: 720 N. Post Oak, Suite 300, Houston, Texas 77024. Phone No.: 713.956.1995. Email Address: kpm@kpmtx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://www.kpmtx.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 175.00
Transfer Fee	\$ 250.00
Capitalization Fee [Declaration Article XV, Section F]	Each Grantee, including Builders, acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area Assessment rate, if applicable. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions may apply. The Capitalization Fee amount must be confirmed with the Association.

Executed on this 18 day of April, 2025.

**ENCLAVE AT WILLIS COMMUNITY ASSOCIATION, INC.**

By: King Property Management,  
Managing Agent

By: E. Barine

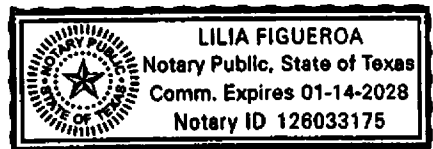
Printed: E. Barine

Its: Managing Agent

\*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. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Harris       §

BEFORE ME, the undersigned notary public, on this 22 day of April, 2025 personally appeared Eddie Parise Managing Agent of King Property Management, Managing Agent for Enclave at Willis Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

**05/01/2025 12:32PM**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**05/01/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas