

MANAGEMENT CERTIFICATE
OF
SUNDANCE COVE HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Sundance Cove Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sundance Cove.
2. The name of the Association: Sundance Cove Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Harris County, Texas, made subject to that certain Sundance Cove Amended and Restated Master Covenant [Residential], recorded under Document No. RP-2024-19192, in the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments and/or supplements thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sundance Cove Homeowners Association, Inc., c/o Community Solutions, Attn: Rachel Schmutz, P.O. Box 5191, Katy, Texas 77491.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Sundance Cove Homeowners Association, Inc., c/o Community Solutions
Mailing Address:	P.O. Box 5191 Katy, Texas 77491
Attn.:	Rachel Schmutz
Telephone Number:	(713) 429-5440
Email Address:	service@csutx.com
7. Website to access the Association's dedicatory instruments:
www.CSUTx.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Transfer Fee - \$250.00

Resale Certificate Fee - \$250.00

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

[SIGNATURE PAGE FOLLOWS]

1
SUNDANCE COVE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

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

SUNDANCE COVE HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

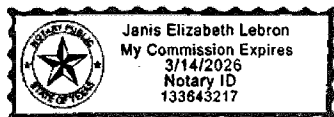
By: [Signature]
Name: Josh Burton
Title: President

STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on the 18th day of January, 2024, by
Josh Burton, as President of Sundance Cove
Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Sundance Cove Amended and Restated Master Covenant [Residential], recorded as Document No. RP-2024-19192, in the Official Public Records of Harris County, Texas.
2. Sundance Cove Development Area Declaration [Residential], recorded as Document No. RP-2024-19824, in the Official Public Records of Harris County, Texas.
3. Sundance Cove Community Manual, recorded as Document No. RP-2024-21998, in the Official Public Records of Harris County, Texas.
4. Sundance Cove Notice of Plat Recordation [SEC 1, SEC 2, SEC 3, SEC 4, and SEC 5], recorded as Document No. RP-2024-22019, in the Official Public Records of Harris County, Texas.

ATTACHMENT 1

SUNDANCE COVE HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

4869-1977-2313v.3 51928-124 1/22/2024

RP-2024-22229

RP-2024-22229
Pages 4
01/22/2024 02:47 PM
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

RP-2024-22229