Walker County
Kari A. French
Walker County Clerk

Instrument Number: 104164

ERecordings-RP

NOTICE

Recorded On: December 19, 2024 11:16 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $33.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
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.

File Information:

Instrument Number:	104164
Receipt Number:	20241219000008
Recorded Date/Time:	December 19, 2024 11:16 AM
User:	Brenda L
Station:	Recording01

Record and Return To:

CSC Global

STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED **In the Instrument Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Records of Walker County, Texas.**

Kari A. French
Walker County Clerk
Walker County, TX

Kari A. French

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
THE RESERVES OF HUNTSVILLE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF WALKER §

The undersigned, being the Managing Agent of The Reserves of Huntsville Homeowners Association, Inc., (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas and in accordance with the Texas Property Code, submits the following information which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision: The Reserve at Huntsville.

2. Name of Association: The Reserves of Huntsville Homeowners Association, Inc.

3. Recording Data for the Subdivision:

   The Reserve at Huntsville, a subdivision in Walker County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024-101483 of the Map Records of Walker County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

   Declaration of Covenants, Conditions and Restrictions for The Reserve at Huntsville , Walker County Clerk's File No. 2024-102853.

5. Association Information:
   The Reserves of Huntsville Homeowners Association, Inc.
   c/o CH&P Management LLC
   PO Box 1920
   Conroe, Texas 77305
   Website: https://reservesofhuntsville.nabrnetwork.com/
   Phone: 936-570-0132

6. Designated Representative Information:
   CH&P Management LLC
   1712 N. Frazier Street, Suite 215
   Conroe, Texas 77301
   Phone: 936-570-0132
   Email: info@chpmanagement.com

7. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	$250.00
Resale Certificate Update Fee	$75.00
Transfer Fee	$195.00 (Builders are exempt from this transfer fee when they are purchasing a lot)
Rush Fee	Depending on number of days up to $150.00
Refinance Fee	$50.00
Capitalization Payment [Declaration Article IV, Section 9]	Upon each sale of a Lot other than the sale of a Lot without a Single Family Residence thereon to a Builder, the purchaser shall pay to the Association a sum in an amount determined by the Board that does not exceed fifty percent (50%) of the Residential Assessment then in effect (the **"Capitalization Payment).** The Capitalization Payment shall be in addition to, not in lieu of, the annual per Lot Residential Assessment and shall not be considered an advance payment of the Residential Assessment. This amount shall be paid to the Association at the closing of the purchase of the Lot with a Single Family Residence and may be used for such purposes as may be determined by the Board from time to time.

Executed this the 17th day of December, 2024.

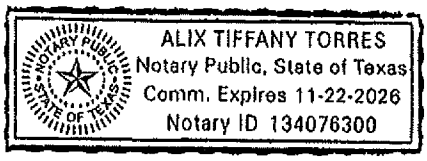
The Reserves of Huntsville Homeowners Association, Inc.

By: _____

Savannah Crihfield
CH&P Management LLC
Managing Agent

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on December 12th, 2024, by Savannah Crihfield, CH&P Management LLC, the Managing Agent of The Reserves of Huntsville Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public, State of Texas

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.