RP-2024-476970
12/23/2024 ER $33.00

CEDAR POINTE

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
CEDAR POINTE COMMUNITY ASSOCIATION

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Cedar Pointe Community Association, 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 Cedar Pointe.

2. Name of Association: The name of the Association is Cedar Pointe Community Association.

3. Recording Data for the Subdivision:

   a. Cedar Pointe, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 709116 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

   b. Cedar Pointe Detention Reserve, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 709119 of the Map Records of Harris County, Texas 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 Cedar Pointe.

   b. Recording Information:

      (1) Harris County Clerk's File No. RP-2024-422490.

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5. Name and Mailing Address of the Association: The name and mailing address of the Association is Cedar Pointe Community Association c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sterling ASI Conveyance Department. Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064. Phone No.: 832.678.4500. Email Address: servicedesk@sterlingasi.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.sterlingasi.net.

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	$ 375.00
Transfer Fee	$ 250.00
Refinance Fee	$ 150.00
Capitalization Fee [Declaration Article XV, Section E]	Each Grantee acquiring a Lot within the Property agrees to pay to the Association a Capitalization Fee in the amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area Assessment, if applicable. The Capitalization Fee for 2024 is $1,100.00, plus 100% of the then-current Service Area Assessment, if applicable. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

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Executed on this 10 day of DECEMBER, 2024.

CEDAR POINTE COMMUNITY ASSOCIATION

By: Sterling Association Services, Inc.,
Managing Agent

By: Roxanne Martinez

Printed: ROXANNE MARTINEZ

Its: AGENT FOR ASSOCIATION

*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 10 day of December, 2024 personally appeared Roxanne Martinez, Manager of Sterling Association Services, Inc., Managing Agent for Cedar Pointe Community Association, 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.

Notary Public in and for the

AMERICA YUNCKER
Notary Public, State of Texas
Comm. Expires 03-24-2027
Notary ID 134271134

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Pages 4

12/23/2024 10:23 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $33.00

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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.

COUNTY CLERK
HARRIS COUNTY, TEXAS