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ELECTRONICALLY RECORDED
Official Public Records
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Laura Richard, County Clerk
Fort Bend County Texas
Pages: 3 Fee: $ 24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUMMER LAKES HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

SUMMER LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

(1) the name of the Subdivision is Summer Lakes;

(2) the name of the Association is Summer Lakes Homeowners Association, Inc.;

(3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:

(a) Summer Lakes, Section One, under Clerk's File No. 20040172

(b) Summer Lakes, Section Two, under Clerk's File No. 20040173

(c) Summer Lakes, Section Three, under Clerk's File No. 20070088 (replatted under 20100036 and 20110061),

(d) Summer Lakes, Section Four, under Clerk's File No. 20070128 (replatted under 20100035);

(e) Summer Lakes, Section Five, under Clerk's File No. 20130221;

(f) Summer Lakes, Section Six, under Clerk's File No. 2015021695;

(g) Summer Lakes, Section Seven, under Clerk's File No. 2015031128;

(h) Summer Lakes, Section Eight, under Clerk's File No. 20180114;

(i) Summer Lakes, Section Nine, under Clerk's File No. 2016123328;

(j) Summer Lakes, Section Ten, under Clerk's File No. 20170183;

(k) Summer Lakes, Section Eleven, under Clerk's File No. 2018044270;

(l) Summer Lakes, Section Twelve, under Clerk's File No. 20180263;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions for Summer Lakes, under Clerk's File No. 2004-085269;

(b) Amendment to Declaration of Covenants, Conditions and Restrictions for Summer Lakes, under Clerk's File No. 2004-140039;

(c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Summer Lakes, under Clerk's File No. 2005-075526;

(d) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Summer Lakes, under Clerk's File No. 2006-131444;

(e) Declaration of Annexation, Summer Lakes, Section 3, under Clerk's File No. 2007154043;

(f) Declaration of Annexation, Summer Lakes, Section 4, under Clerk's File No. 2008042908;

(g) Declaration of Annexation, Summer Lakes, Section 5, under Clerk's File No. 2013148218;

(h) Declaration of Annexation, Summer Lakes, Section 6, under Clerk's File No. 2015029357;

(i) Declaration of Annexation, Summer Lakes, Section 7, under Clerk's File No. 2015029357;

(j) Declaration of Annexation, Summer Lakes, Section 9, under Clerk's File No. 2016125247;

(k) Declaration of Annexation, Summer Lakes, Section 10, under Clerk's File No. 2017131940;

(l) Declaration of Annexation, Summer Lakes, Sections 8 and 11, under Clerk's File No. 2018090632;

(m) Declaration of Annexation, Summer Lakes, Section 12, under Clerk's File No. 2019015363;

(5) the name and mailing address of the Association is:

(a) Summer Lakes Homeowners Association, Inc., c/o FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;

(b) (877) 253-9689;

(c) houston@fsresidential.com,

(7) The Association's website address is https://summerlakes.connectresident.com,

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - $375.00;

(b) Update Resale Certificate Fee - $75.00

(c) Transfer Fee - $295.00;

(d) Refinance Fee - $100.00;

(e) Welcome Packet Fee - $26.50;

(f) One-time Capitalization Fee (due at closing) - One/half of then-current annual assessment amount;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 27 DAY OF January, 2023.

By: Joni Pursley, on behalf of
FirstService Residential Houston, Managing Agent for
Summer Lakes Homeowners Association, Inc.

Joni Pursley
Print Name

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential Houston, Managing Agent for Summer Lakes Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 27 day of January, 2023.

Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

ASHLEIGH KERN
My Notary ID # 129143853
Expires December 16, 2024