**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

**ESTATES AT SUNRISE BAY PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
§
COUNTY OF JACKSON §

ESTATES AT SUNRISE BAY PROPERTY OWNERS 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 Sunrise Bay;

(2) the name of the Association is Estates at Sunrise Bay Property Owners Association, Inc.;

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

(a) Sunrise Bay, under Slide No's. 197-205;

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

(a) Declaration of Covenants, Conditions and Restrictions Sunrise Bay, under Vol. 306, Pg. 982;

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

(a) Estates at Sunrise Bay Property Owners Association, Inc., c/o Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;

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

(a) Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;

(b) (281) 897-8808;



2022-03447 B: OR V: 676 P: 477 CTF
10/28/2022 03:27 PM Total Pages: 5 Fee: 38.00
Katherine R. Brooks - Jackson County, TX

(c) info@preferredmgt.com;

(7) The Association's website address is: https://sunrisebay.nabrnetwork.com/;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision (you may find additional information regarding packages or bundles that include some items listed below, as well as other items not directly related to property transfer, potentially available at discounted rates upon request to the Association's Designated Representative):

(a) Transfer Fee - $250.00;

(b) Refinance/Transfer Fee - $250.00;

(c) Resale Certificate (TREC Form & Association Documents) - $375.00;

a. Resale Certificate/TREC Form Update from 1 to 180 days - $75.00;
b. Resale Certificate/TREC For 1 business days Rush Fee - $150.00;
c. Resale Certificate/TREC For 3 business days Rush Fee - $125.00;
d. Resale Certificate/TREC For 5 business days Rush Fee - $100.00;

(d) Certified Refinance Statement of Account Fee - $150.00;

a. Refinance Statement of Account Update from 1 to 14 days - $0.00;
b. Refinance Statement of Account Update from 15 to 90 days - $60.00;

(e) Certified Statement of Account - $150.00;

a. Statement of Account Update from 1 to 31 days - $25.00;
b. Statement of Account Update from 32 to 90 days - $60.00;
c. Statement of Account 1 business days Rush Fee - $150.00;
d. Statement of Account 3 business days Rush Fee - $125.00;
e. Statement of Account 5 business days Rush Fee - $100.00;

(f) Resale Certificate (TREC Form & Association Documents) and Statement of Account Package - $485.00

a. Update and Rush Fees attributable to individual items apply as listed above;

(g) Resale Certificate (TREC Form & Association Documents), Statement of Account, and Inspection Package - $585.00;

a. Update and Rush Fees attributable to individual items apply as listed above;

(h) Rush Existing Order (*Added to Rush Fees) - $25.00;

(i) Three Day Shipping Fee - $45.00;

(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 18th DAY OF October, 2022.

By: Mark Moody, on behalf of
Preferred Management Services, AAMC, Managing Agent for
Estates at Sunrise Bay Property Owners Association, Inc.

Mark Moody
Print Name

STATE OF TEXAS §
§
COUNTY OF JACKSON §

BEFORE ME, the undersigned authority, on this day personally appeared Mark Moody, of Preferred Management Services, AAMC, Managing Agent for Estates at Sunrise Bay Property Owners 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 18 day of October, 2022.

HILLEARY ANN HATCHETT
Notary Public, State of Texas
Comm. Expires 01-30-2024
Notary ID 128865423

Hilleary Hatchett
Notary Public, State of Texas

# FILED and RECORDED

Instrument Number: 2022-03447 B: OR V: 676 P: 477

Filing and Recording Date: 10/28/2022 03:27:50 PM Recording Fee: 38.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.

COUNTY OF JACKSON
STATE OF TEXAS

Katherine R. Brooks, County Clerk
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.