

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
SHADY RIVER CIVIC ASSOCIATION
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SHADY RIVER CIVIC ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's Managing Agent, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name(s) of the Subdivision(s) is/are: SHADY RIVER; SHADY RIVER, Section Two; and SHADY RIVER, Section Three.
2. The name of the Association is SHADY RIVER CIVIC ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) Shady River - Volume 89, Page 52;
- (ii) Shady River, Section Two - Volume 114, Page 62.
- (iii) Shady River, Section Three - Volume 146, Page 57.

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Deed Restrictions (Deed Records of Harris County, Texas):

- (i) Shady River - Film Code No. 087-02-0418 through 087-02-0422.
- (ii) Shady River, Section Two - Film Code No. 015-31-1123 through 015-31-1124.
- (iii) Shady River, Section Three - Film Code No. 079-35-1043 through 079-35-1045.
- (iv) Addition to and Modification of the Deed Restrictions for all three (3) Sections of Shady River, a Subdivision in Harris County, Texas (the "Deed Restrictions"), is recorded under County Clerk's File No. M867448 in the Deed Records of Harris County, Texas.

5. The name and mailing address of the Association is: SHADY RIVER CIVIC ASSOCIATION, C/O Hammack & Co. CPAs, LLC, 10510 Spencer Hwy, La Porte, Texas 77571 (Attention: Ms. Jessica Luebe, Manager).

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6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Hammack & Co. CPAs, LLC, 10510 Spencer Hwy, La Porte, Texas 77571 (Attention: Ms. Jessica Luebe, Manager), Telephone No. 281.471.5747, Telefax No. 281.471.5762, and e-mail address: jluebe@hammackcpas.com. The Assistant Manager is Ms. Sandy Walton, and her e-mail address is swalton@hammackcpas.com.
7. The website for Hammack & Co. CPAs, LLC is www.hammackcpas.com. The Association's website is www.shadyriverlaporte.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$100.00 is charged, payable to Hammack & Co. CPAs; b) regarding a refinance, an administrative refinance fee in the amount of \$100.00 is charged, payable to Hammack & Co. CPAs; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$100.00, payable to Hammack & Co. CPAs, and the fee for an updated Resale Certificate is \$75.00, payable to Hammack & Co. CPAs; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$50.00, payable to Hammack & Co. CPAs. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse located at 1026 Hackberry Street, La Porte, Texas 77571; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 29 day of September, 2021.

(Signature and Acknowledgment are Contained on Page 3 Hereof)

**SHADY RIVER CIVIC ASSOCIATION
(a Texas Non-Profit Corporation)**

By: Hammack & Co. CPAs, LLC

By: Jessica Luebe
JESSICA LUEBE, Authorized Representative of Hammack & Co. CPAs, LLC, and Association Manager for Shady River Civic Association

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HARRIS

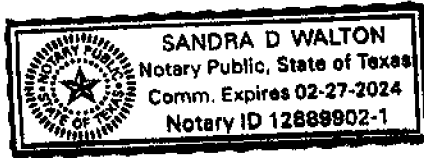
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BEFORE ME, the undersigned notary public, on this the 29 day of September 2021, personally appeared JESSICA LUEBE, an authorized representative of Hammack & Co. CPAs, LLC, Managing Agent for SHADY RIVER CIVIC ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), and the Manager for the Association, a person known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed, on behalf of said Association.

Sandra D. Walton

**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

After recording, return to:
Shady River Civic Association
C/O Hammack & Co. CPAs, LLC
10510 Spencer Hwy
La Porte, Texas 77571



Shady River Civic Association - Management Certificate

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Pages 4
09/29/2021 03:55 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

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