

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**
for
SUNSET HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.

1645

THE STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

The undersigned, being the President of Sunset Hills Estates Homeowners Association, Inc., 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 Sunset Hills Estates.
2. Name of Association: The name of the Association is Sunset Hills Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. All that certain tract or parcel of land, containing 94.377 acres of land, more or less, lying and being situated in Washington County, Texas, part of the William Munson Survey, Abstract Number 90, said tract or parcel of land being more fully described by metes and bounds as described in Exhibit A to the Declaration of Covenants, Conditions and Restrictions, which property has been platted as Sunset Hills Estates, according to the plat filed of record under Sheets 791B and 792A of the Plat Records of Washington County, Texas on October 4, 2022, 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 Sunset Hills Estates.
 - b. Recording Information:
 - (1) Washington County Official Public Records, Volume 1855, Page 325.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sunset Hills Estates Homeowners Association, Inc. c/o Preferred Management Services, P.O. Box 690269, Houston, Texas 77269.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Preferred Management Services
 Attn: Patti Tine Moody
 P.O. Box 690269
 Houston, Texas 77269
 (281) 897-8808
 patti@preferredmgt.com

7. The Association's Dedicatory Instruments are available to Members online at:
 Website: www.preferredmgt.com.

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

Description	Fee
Administrative Fee (See Article VI, Section 6.11 of the Declaration of Covenants, Conditions and Restrictions for Sunset Hills Estates)	Amount to be determined from time to time by the Board of Directors of Sunset Hills Estates Homeowners Association, Inc.
Capitalization Assessment (See Article VI, Section 6.8 of the Declaration of Covenants, Conditions and Restrictions for Sunset Hills Estates)	Amount equal the then-current Annual Maintenance Charge
Resale Certificate	\$375.00
Resale Certificate Update Fee	\$75.00
Resale Certificate Rush Fee	\$150.00 1 business day; \$125.00 3 business days; \$100.00 5 business days
Transfer Fee	\$250.00
Refinance Fee	\$250.00
Certified Refinance Statement of Account Fee	\$150.00
Refinance Statement of Account Update Fee	\$60.00 (15 to 90 days)
Certified Statement of Account Fee	\$150.00

Statement of Account Update Fee	\$25.00 1-31 days; \$60.00 32-90 days
Statement of Account Rush Fee	\$150.00 1 business day; \$125.00 3 business days; \$100.00 5 business days
Resale Certificate (TREC Form & Association Documents) and Statement of Account Package	\$485.00 (Update and Rush Fees attributable to individual items apply as listed above)
Resale Certificate (TREC Form & Association Documents) and Statement of Account, and Inspection Package	\$585.00 (Update and Rush Fees attributable to individual items apply as listed above)
Rush Existing Order (*Added to Rush Fee)	\$25.00
Three Day Shipping Fee	\$45.00

*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.

Executed on this 2 day of November, 2022.

SUNSET HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.

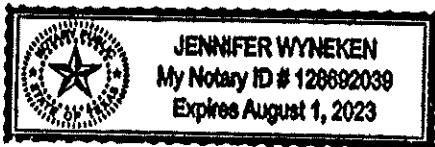
By: Preferred Management Services, Managing Agent

By: Patti Tine Moody, agent
Patti Tine Moody

Its: managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 2 day of November, 2022 personally appeared Patti Tine Moody, authorized representative of Preferred Management Services, Managing Agent for Sunset Hills Estates Homeowners Association, Inc., 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.



Jennifer Wyneken
Notary Public in and for the State of Texas

FILED AND RECORDED
2023 MAR -7 AM 10:41
Book of Records
RECORDS SECTION