



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**SUMMERFIELD ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

SUMMERFIELD ESTATES 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 Summerfield Estates;
- (2) the name of the Association is Summerfield Estates Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:
  - (a) Summerfield, Section One, under Instrument No. 1175534;
  - (b) Summerfield, Section Two, under Instrument No. 1171770;
  - (c) Summerfield, Section Three, under Instrument No. 1176288;
  - (d) Summerfield, Section Four, under Instrument No. 1176285;
  - (e) Summerfield, Section Five, under Instrument No. 1176553;
  - (f) Summerfield, Section Six, under Instrument No. 1176554;
- (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 Summerfield, Section One, under Instrument No. 9447617;
  - (b) Declaration of Covenants, Conditions and Restrictions Summerfield, Section Two, under Instrument No. 9567165;
  - (c) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Summerfield, Section Two, under Instrument No. 9608167;

- (d) Summerfield Estates Homeowners Association, Inc., Annexation Agreement Summerfield, Section Three, under Instrument No. 9736621;
- (e) Declaration of Covenants, Conditions and Restrictions Summerfield, Section Three, under Instrument No. 9726088;
- (f) Summerfield Estates Homeowners Association, Inc., Annexation Agreement Summerfield, Section Four, under Instrument No. 9736620;
- (g) Declaration of Covenants, Conditions and Restrictions Summerfield, Section Four, under Instrument No. 9726089;
- (h) Declaration of Covenants, Conditions and Restrictions Summerfield, Section Five, under Instrument No. 9882158;
- (i) Declaration of Covenants, Conditions and Restrictions Summerfield, Section Six, under Instrument No. 9882159;

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

- (a) Summerfield Estates Homeowners Association, Inc., c/o MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;

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

- (a) Leticia Gomez, MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;
- (b) (713) 776-1771;
- (c) lgomez@mascapi.com;

(7) The Association's website address is: [www.mascapi.com](http://www.mascapi.com) and [www.summerfield-website.com](http://www.summerfield-website.com) and [www.summerfieldestates.sites.townsq.io](http://www.summerfieldestates.sites.townsq.io);

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

- (a) Resale Certificate Fee - \$375.00;
- (b) Statement of Account Fee - \$150.00;

**(c) HOA Quote Fee - \$150.00;**

**(d) Refinance Fee - \$75.00;**

**(e) Transfer Fee - \$250.00;**

**(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 20<sup>th</sup> DAY OF August, 2021.

By: \_\_\_\_\_, on behalf of  
MASC Austin Properties, Inc., Managing Agent for  
Summerfield Estates Homeowners Association, Inc.

Angela Connel  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Angela Connel, of MASC Austin Properties, Inc., Managing Agent for Summerfield Estates 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 20<sup>th</sup> day of August, 2021.

[Signature]  
Notary Public, State of Texas

**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024

