

**MANAGEMENT CERTIFICATE
OF
SUNSET BEND COMMUNITY ASSOCIATION, INC.**

This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supercedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

1. The name of the subdivision is: Sunset Bend, Section 1.
2. The name of the association is: Sunset Bend Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision is as follows:

Plat recorded under Clerk's File No. X231786, and Replat filed under Clerk's File No. 20060023525 of the Plat Records of Harris County, Texas, as amended and/or supplemented.

4. The recording data for the declaration and all amendments are as follows:
Declaration of Covenants, Conditions and Restrictions for Sunset Bend is recorded at Harris County Clerk's File No. 20080034973.
5. The name and mailing address of the Association is as follows:

**Sunset Bend Community Association, Inc.
c/o Graham Management
2825 Wilcrest Drive #600
Houston, Texas 77042**

6. The name, mailing address, telephone number and e-mail address of the person managing the Association or the Association's designated representative is as follows:

**Sunset Bend Community Association, Inc.
c/o Tracy Graham
Graham Management
2825 Wilcrest Drive #600
Houston, Texas 77042
713-334-8000
tracyg@grahammanagementhouston.com**

7. The website address of the Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is as follows:

<http://www.grahammanagementhouston.com/Communities/Sunset%20Bend/sunsetbend.html>

8. The amount and description of any fees charged by the Association relating to a property transfer in the subdivision is as follows:

\$300.00	Transfer Fee
\$375.00	Resale Certificate
\$75.00	Update for Resale Certificate
\$150.00	Rush Service for Resale Certificates
\$275.00	Refinance Fee
\$250.00	Deed Restriction Violation Inspection Fee
\$125.00	Payoff Request
\$100.00	Rush Service for Payoff Quotes

9. Other information the association considers appropriate is as follows:

Bylaws of Sunset Bend Community Association, Inc. is recorded at Harris County Clerk's File No. 20150491775

EXECUTED this 21st day of September, 2021

SUNSET BEND COMMUNITY ASSOCIATION, INC.

By:

Tracy Graham, Managing Agent

THE STATE OF TEXAS

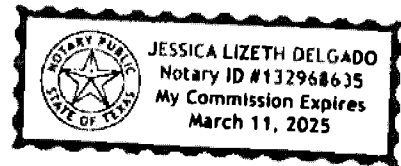
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COUNTY OF HARRIS

This instrument was acknowledged before me on the 21st day of September, 2021, by Tracy Graham, managing agent of Sunset Bend Community Association, Inc., a Texas non-profit corporation, on behalf of the corporation.

Jessica Delgado 9-21-21
Notary Public in and for the
State of Texas

**RETURN TO:
Neil H. McLaurin IV
Katine Nechman McLaurin LLP
1834 Southmore Boulevard
Houston, Texas 77004
(713) 808-1009**



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09/23/2021 08:39 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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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