

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**for**

**SPRING BRANCH ESTATES II CIVIC ASSOCIATION**

(In Compliance with *Section 209.004 of Title 11 of the Texas Property Code*)

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

SPRING BRANCH ESTATES II 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 of the Subdivision is SPRING BRANCH ESTATES, Section Two (2).
2. The name of the Association is SPRING BRANCH ESTATES II 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:**

A subdivision out of the M. Cronican and A. T. Miles Surveys, of Harris County, Texas per the map or plat thereof filed under County Clerk's File No. No. G00213 in the Map Records of Harris County, Texas.

4. The recording data for the Declaration (sometimes referred to as the Restrictions or the Deed Restrictions) for each Section of the Subdivision is as follows:

**Declarations (Deed Records of Harris County, Texas):**

- (i) First Amendment to the Restrictions for Spring Branch Estates, Section Two recorded on September 4, 1996 under Harris County Clerk's File No. S101879 (includes numerous signature pages).
  - (ii) Petition for Second Amendment to and Extension of the Restrictions for Spring Branch Estates, Section Two recorded on December 20, 1996 under Harris County Clerk's File No. S252867 (includes numerous signature pages).
  - (iii) Correction to Second Amendment to and Extension of the Restrictions for Spring Branch Estates, Section Two recorded on August 27, 1997 under Harris County Clerk's File No. S609511.
  - (iv) Any recorded Annexation Agreements (annexing additional Lots or Tracts into the Association's jurisdiction).
5. The name and mailing address of the Association is: SPRING BRANCH ESTATES II CIVIC ASSOCIATION, P.O. Box 430236, Houston, Texas 77243 (Attention: Ms. Susan Cotton, Treasurer).

6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Susan Cotton, Treasurer, Spring Branch Estates II Civic Association, P.O. Box 430236, Houston, Texas 77243. Her Telephone No. is 713.464.3053 and her e-mail address is: [scotton@swbell.net](mailto:scotton@swbell.net). An e-mail to all Association Directors may be sent to: [sbe2-poa-board@googlegroups.com](mailto:sbe2-poa-board@googlegroups.com).
7. The Association's website is [www.sbeii.com](http://www.sbeii.com), 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 \$45.00 is charged, payable to Spring Branch Estates II Civic Association; b) if a Resale Certificate is requested, the fee for a Resale Certificate is \$250.00, payable to Spring Branch Estates II Civic Association, and the fee for an updated Resale Certificate is \$75.00, payable to Spring Branch Estates II Civic Association; and c) the fee for a sixty (60) day letter is \$25.00, payable to Spring Branch Estates II Civic Association. 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) The Association does not currently retain the services of a professional property manager. The Association does not have a Clubhouse or meeting room. Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at a nearby location; 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 01 day of June, 2022.

(Signature and Acknowledgment are Contained on Page 3 Hereof)

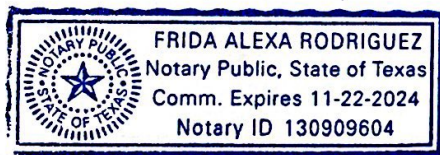
SPRING BRANCH ESTATES II CIVIC  
ASSOCIATION  
(a Texas Non-Profit Corporation)

By: Susan Cotton  
SUSAN COTTON, Treasurer/Designated Representative

ACKNOWLEDGMENT

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this the 01 day of June, 2022, personally appeared SUSAN COTTON, Treasurer and Designated Representative of SPRING BRANCH ESTATES II CIVIC ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' 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.



Frida A. Rodriguez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After recording, return to:  
Spring Branch Estates II Civic Association  
P.O. Box 430236  
Houston, Texas 77243

Spring Branch Estates II Civic Association - Management Certificate