

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SPRING SHADOWS CIVIC ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the President of Spring Shadows Civic Association (the "**Association**"), a non-profit corporation 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 Spring Shadows.
2. Name of Association: The name of the Association is Spring Shadows Civic Association.
3. Recording Data for the Subdivision:

Spring Shadows, Section One (1), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 122, Page 11, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Two (2), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 128, Page 13, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Three (3), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 126, Page 69, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Four (4), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 141, Page 50, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Five (5), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 148, Page 13, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Seven (7), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 148, Page 115, of the

Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Eight (8), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 152, Page 118, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Nine (9), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 155, Page 123, of the Map Records of Harris County, Texas, and a portion of which has been replatted as a Partial Replat of Spring Shadows, Section Nine (9), according to the map or plat thereof recorded in Volume 167, Page 64 of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Ten (10), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 171, Page 46, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Eleven (11), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 159, Page 47, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Twelve (12), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 172, Page 1, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Thirteen (13), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 164, Page 40, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Fourteen (14), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 165, Page 116, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Fifteen (15), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 186, Page 41, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Sixteen (16), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 191, Page 110, of the

Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Seventeen (17), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 195, Page 61, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Eighteen (18), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 209, Page 120, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

Spring Shadows, Section Nineteen (19), a subdivision in Harris County, Texas according to map or plat thereof recorded in Volume 252, Page 10, of the Map Records of Harris County, Texas and all amendments to or replats of such map or plat, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Spring Shadows Amended Restrictions [Spring Shadows, Sections One (1), Two (2), Three (3), Four (4), Five (5), Seven (7), Eight (8), Ten (10), Twelve (12), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19)].
- (2) Spring Shadows Amended Restrictions [Spring Shadows, Sections Nine (9), Eleven (11), Thirteen (13) and Fourteen (14)].

b. Recording Information:

- (1) Harris County Clerk's File No. H762143.
- (2) Harris County Clerk's File No. H810211.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Spring Shadows Civic Association, 10355 Centrepark Drive, Suite 220, Houston, Texas 77043.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Current Community Manager or Current President c/o Spring Shadows Civic Association. Address: 10355 Centrepark Drive, Suite 220, Houston, Texas 77043. Phone No.: 713.460.1718. Email Address: office@springshadows.org.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.springshadows.org.

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

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee	\$ 450.00
Refinance Fee	\$ 50.00
Rush Fee	\$ 100.00

Executed on this 11th day of August, 2025.

SPRING SHADOWS CIVIC ASSOCIATION

By: 

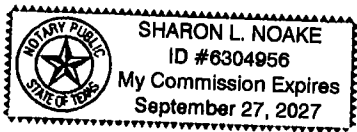
Printed: Greg JANAK

Its: President

*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.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 11 day of August 2025 personally appeared Dreg Janak, President of Spring Shadows Civic Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Sharon L. Noake
Notary Public in and for the State of Texas

RP-2025-318800
Pages 6
08/13/2025 01:25 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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

RP-2025-318800