

MANAGEMENT CERTIFICATE
OF
MIRABELLA HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Mirabella Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Mirabella.
2. The name of the Association: Mirabella Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Waller County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Mirabella recorded under Document No. 2025-2512745, Official Public Records of Waller County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Mirabella Homeowners Association, Inc., c/o Community Solutions, P.O. Box 5191, Katy, Texas 77491.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Mirabella Homeowners Association, Inc.
c/o Community Solutions
Mailing Address: P.O. Box 5191, Katy, Texas 77491
Attn: Rachel Schmutz
Telephone Number: (713) 429-5440
Email Address: rschmutz@csutx.com

7. Website to access the Association's dedicatory instruments: www.csutx.com
8. Amount and description of fees related to property transfer in the subdivision:

Working Capital Assessment – an amount equal to fifty percent (50%) of the annual assessment

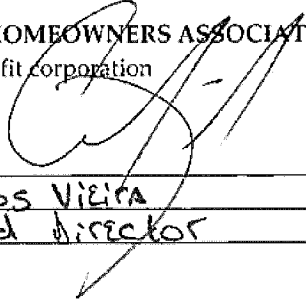
Transfer Fee - \$250.00

Resale Certificate Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

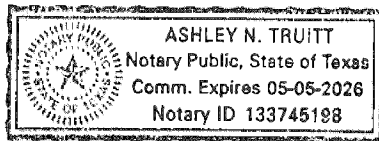
MIRABELLA HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: 
Name: CARLOS VIEIRA
Title: Board Director

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on 24th day of September, 2025, by Carlos Vieira, the VP of Land Dev of Mirabella Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]




Notary Public Signature

AFTER RECORDING RETURN TO:

Mark Grobmyer, Esq.
Winstead, PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: mgrobmyer@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Mirabella, recorded under Document No. 2025-2512745, Official Public Records of Waller County, Texas.
2. Mirabella Community Manual, recorded under Document No. 2025-2512819, Official Public Records of Waller County, Texas.
3. Mirabella Adoption of Working Capital Assessment recorded under Document No. 2025-2512818, Official Public Records of Waller County, Texas.
4. Mirabella Modification Design Guidelines recorded under Document No. 2025-2512817, Official Public Records of Waller County, Texas.

FILED AND RECORDED

Instrument Number: 2512869

Filing and Recording Date: 10/10/2025 02:42:21 PM Pages: 4 Recording Fee: \$23.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplifile, Deputy

Returned To:
WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 210
AUSTIN, TX 78701