

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Synova Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions Synova Community Association	Harris County Clerk's File No. RP-2025-40505	Film Code No. 709783, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Synova Section Two	Harris County Clerk's File No. RP-2025-91196	Film Code No. 710459, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Synova Section Three	Harris County Clerk's File No. RP-2025-62656	Film Code No. 709976, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Synova Section Five	Harris County Clerk's File No. RP-2025-284719	Film Code No. 711367, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of East Lake Houston Parkway and Reserves	Harris County Clerk's File No. RP-2025-62653	Film Code No. 709697, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Synova Drive Street Dedication	Harris County Clerk's File No. RP-2025-62654	Film Code No. 709699, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Fence Locations of Synova Section One	Harris County Clerk's File No. RP-2025-62655	As stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions of Synova Drive Street Dedication and Reserves Section 2	Harris County Clerk's File No. RP-2025-484450	As stated in said Declaration

RP-2025-500190

Notice of Foundation Fee Obligation Synova Community Foundation	Harris County Clerk's File No. RP-2025-119480	As stated in said Declarations
Certificate of Formation and Bylaws	Harris County Clerk's File No. RP-2025-261149	As stated in said Declarations
Community Policies Manual	Harris County Clerk's File No. RP-2025-247674	As stated in said Declarations
Builder Guidelines and Homeowner Guidelines	Harris County Clerk's File No. RP-2025-446805	As stated in said Declarations
Updated Community Policies Manual [Collection/Payment Plan Policy; Records Production/Copying Policy; Document Retention Policy; Solar Energy Guidelines; Shingle Criteria Policy; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy; Deed Restriction Enforcement Policy]	Harris County Clerk's File No. RP-2025-425062	As stated in said Declarations

Name and Mailing Address for Association

Synova Community Association
c/o Community Solutions
P.O. Box 5191
Katy, Texas 77491

Name and Mailing Address of Person Managing
the Association or its Designated Representative

Community Solutions
P.O. Box 5191
Katy, Texas 77491

RP-2025-500190

Telephone Number to contact the Association

(713) 429-5440

Email Address to contact the Association

service@csutx.com

Association Website

www.csutx.com

Transfer of Title Fees

Transfer Fee:	\$250.00
Resale Certificate Fee:	\$250.00
Rush Fee:	\$75.00
Refinance Fee:	\$75.00
Quote Fee:	\$150.00
Capitalization Fee:	50% of the Annual Assessment
Foundation Fee:	.15% of the gross sales price of the house (payable to Synova Community Foundation)

Executed on this the 18 day of December, 2025.

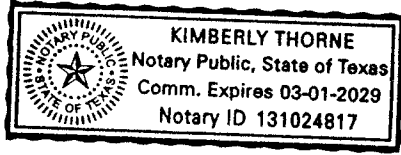
Synova Community Association, a Texas non-profit corporation, acting by and through its managing agent, Community Solutions



Rachel Schmutz, Manager

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 18 day of November 2025, by Rachel Schmutz, Manager with Community Solutions, the managing agent for Synova Community Association, a Texas non-profit corporation, on behalf of said entity.



Kimberly Thorne

Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2025-500190
Pages 5
12/19/2025 10:52 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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-2025-500190