

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (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 President and a Director of the Association, submits this updated/amended 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(s) of the Subdivision(s) is/are DEERFIELD VILLAGE, Sections One (1) through Six (6) inclusive, DEERFIELD VILLAGE, Section Eight (8) and DEERFIELD VILLAGE PATIO HOMES, Sections One (1), Two (2) and Three (3).
2. The name of the Association is DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, recorded in the Map or Plat Records of Harris County, Texas, is as follows

Map(s) or Plat(s) Records of Harris County, Texas:

- Deerfield Village, Section One - Volume 229, Page 1
- Deerfield Village, Section Two - Volume 237, Page 44.
- Deerfield Village, Section Three - Volume 256, Page 31.
- Deerfield Village, Section Three Replat - Volume 290, Page 50.
- Deerfield Village, Section Four - Volume 257, Page 13.
- Deerfield Village, Section Five - Volume 306, Page 136.
- Deerfield Village, Section Six - Volume 343, Page 40.
- Deerfield Village, Section Eight - Volume 308, Page 146.
- Deerfield Village Patio Homes, Section One - Volume 235, Page 124.
- Deerfield Village Patio Homes, Section Two - Volume 243, Page 142.
- Deerfield Village Patio Homes, Section Three - Volume 243, page 149.

- 4 (a). The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Declarations (Deed Records of Harris County, Texas):

- Deerfield Village, Section One - Clerk's File No. E565236.
- Deerfield Village, Section Two - Clerk's File No. E824180.
- Deerfield Village, Section Three - Clerk's File No. G961226
- Deerfield Village, Section Four - Clerk's File No. F761973.

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Deerfield Village, Section Five - Clerk's File No J123883.
Deerfield Village, Section Six - Clerk's File No M276167.
Deerfield Village, Section Eight - Clerk's File No. L792807.
Deerfield Village Patio Homes, Section One - Clerk's File No E807466
Deerfield Village Patio Homes, Section Two - Clerk's File No. H029605.
Deerfield Village Patio Homes, Section Three - Clerk's File No J551385

- 4(b). The recording data for the "Community Services Charge" for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Community Services Charge (Deed Records of Harris County, Texas):

Deerfield Village, Section One - Clerk's File No E564713.
Deerfield Village, Section Two - Clerk's File No. E564713.
Deerfield Village, Section Three - Clerk's File No. E564713.
Deerfield Village, Section Four - Clerk's File No E564713
Deerfield Village, Section Five - Clerk's File No E564713
Deerfield Village, Section Six - Clerk's File No. E564713.
Deerfield Village, Section Eight - Clerk's File No. E564713.
Deerfield Village Patio Homes, Section One - Clerk's File No. E764216
Deerfield Village Patio Homes, Section Two - Clerk's File No. E764216.
Deerfield Village Patio Homes, Section Three - Clerk's File No. E764216

5. The name and mailing address of the Association is: DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC., 4045 Deerfield Village Drive, Houston, Texas 77084. (See also bookkeeper's address and contact information provided in paragraph 9(b) below).
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Catherine Guiberteau, Manager, Deerfield Village Community Association, Inc., 4045 Deerfield Village Drive, Houston, Texas 77084. The Association's Telephone No. is 281 463 2624, its Telefax No is 281.463 7679, its e-mail address is dvmgr@deerfieldvillageonline.com. (See also bookkeeper's address and contact information provided in paragraph 9(b) below).
7. The Association's website is www.deerfieldvillageonline.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 \$300.00 is charged, payable to Consolidated Management Services, b) regarding a refinance, an administrative refinance fee in the amount of \$150.00 is charged, payable to Consolidated Management Services; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$375.00, payable to Consolidated Management Services, and the fee for an updated Resale Certificate is \$75.00, payable to Consolidated Management Services; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to Consolidated Management Services. 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. (See also bookkeeper's address and contact information provided in paragraph 9(b) below)

9. (a) Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse located at 4045 Deerfield Village Drive, Houston, Texas 77084; 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

(b) Regarding maintenance charge and assessments invoicing, collection of assessments, Notices of Lien, pay-off memos, resale certificates and the like, the name and address (and other pertinent data) of the Association's bookkeeper is Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention Ms. Patti Averitt), Telephone No 281.296.9775, e-mail address cms.patti@hotmail.com, and website www.cmsgroup.org.

SIGNED on this the 2 day of August, 2024

DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.
(a Texas Non-Profit Corporation)

By: 
ERIC JEAN-PAUL TOUREILLES, President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 2 day of August, 2024, personally appeared ERIC JEAN-PAUL TOUREILLES, President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (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 he executed the same for the purpose and in the capacity therein expressed, on behalf of said Association


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Deerfield Village Community Association, Inc
4045 Deerfield Village Drive
Houston, Texas 77084



Deerfield Village Community Association, Inc. - Management Certificate

RP-2024-288702

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Pages 4
08/08/2024 12:08 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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