

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
PROPERTY OWNERS ASSOCIATION OF LEGENDS RANCH

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent of Property Owners Association of Legends Ranch, a non-profit corporation (the "**Association**") 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 Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Legends Ranch.
2. Name of Association: The name of the Association is Property Owners Association of Legends Ranch.
3. Recording Data for the Subdivision:
  - a. Legends Ranch, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2003-002705 and in Cabinet T, Sheet 110-112 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Legends Ranch Partial Replat No. 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 250-251 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Canyon Gate at Legends Ranch, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2003-040468 and in Cabinet T, Sheets 169-173 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Canyon Gate at Legends Ranch, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2003-144604 and in Cabinet V, Sheets 82-84 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Canyon Gate at Legends Ranch, Section Three (3), a subdivision in Montgomery County, Texas, according to the map or plat thereof,

recorded under Clerk's File No. 2003-144605 and in Cabinet V, Sheets 85-87 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Canyon Gate at Legends Ranch, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2004-058968 and in Cabinet W, Sheets 55-58 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Canyon Gate at Legends Ranch, Section Five (5), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2004-135683 and in Cabinet X, Sheets 59-63 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Canyon Gate at Legends Ranch, Section Six (6), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2004-135684 and in Cabinet X, Sheets 64-67 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Canyon Gate at Legends Ranch, Section Seven (7), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2005-114604 and in Cabinet Z, Sheets 78-81 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Canyon Gate at Legends Ranch, Section Eight (8), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2005-061280 and in Cabinet Y, Sheets 100-103 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Canyon Lakes at Legends Ranch, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2003-069369 and in Cabinet U, Sheets 83-88 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Canyon Lakes at Legends Ranch, Section Two (2), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2004-086212 and in Cabinet W, Sheets 112-116 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Canyon Lakes at Legends Ranch, Section Three (3), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2005-055680 and in Cabinet Y, Sheets

76-81 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- n. Canyon Lakes at Legends Ranch, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2005-061291 and in Cabinet Y, Sheets 104-109 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Canyon Lakes at Legends Ranch, Section Five (5), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2005-122941 and in Cabinet Z, Sheets 101-102 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration\*:

- a. Documents:
  - (1) Declaration of Covenants, Conditions and Restrictions for Legends Ranch, Section One (1) a Subdivision in Montgomery County, Texas.
  - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch, Section One (1) a Subdivision in Montgomery County, Texas.
  - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch, Section One (1) a Subdivision in Montgomery County, Texas.
  - (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch, Section One (1) a Subdivision in Montgomery County, Texas.
  - (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch.
  - (6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch.
  - (7) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch.
  - (8) Seventh Amendment to the Declaration of Covenants, Conditions, and Restrictions for Legends Ranch, Section One (1) a Montgomery County Subdivision.
  - (9) Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch.

- (10) Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch.
- (11) Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Legends Ranch.
- (12) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section One (1) a Montgomery County Subdivision.
- (13) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section Two (2) a Montgomery County Subdivision.
- (14) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section Three (3) a Montgomery County Subdivision.
- (15) Amendment to the Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section Three (3) a Montgomery County Subdivision.
- (16) Second Amendment to the Annexation and Supplemental Declaration of Covenants, Conditions, and Restrictions for Canyon Gate at Legends Ranch, Section Three (3) a Montgomery County Subdivision.
- (17) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section Four (4) a Montgomery County Subdivision.
- (18) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section Five (5) a Montgomery County Subdivision.
- (19) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section Six (6) a Montgomery County Subdivision.
- (20) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section Seven (7) a Montgomery County Subdivision.
- (21) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Legends Ranch, Section Eight (8) a Montgomery County Subdivision.

- (22) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Legends Ranch, Section One (1) a Montgomery County Subdivision.
- (23) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Legends Ranch, Section Two (2) a Montgomery County Subdivision.
- (24) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Legends Ranch, Section Three (3) a Montgomery County, Texas Subdivision.
- (25) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Legends Ranch, Section Three (3) a Montgomery County, Texas Subdivision.
- (26) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Legends Ranch, Section Four a Montgomery County Subdivision.
- (27) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Legends Ranch, Section Four (4) a Montgomery County, Texas Subdivision.
- (28) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Canyon Lakes at Legends Ranch, Section Five a Montgomery County Subdivision.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2003-063882.
- (2) Montgomery County Clerk's File No. 2003-117751.
- (3) Montgomery County Clerk's File No. 2003-126851.
- (4) Montgomery County Clerk's File No. 2005-131574.
- (5) Montgomery County Clerk's File No. 2006-056027.
- (6) Montgomery County Clerk's File No. 2007-028274.
- (7) Montgomery County Clerk's File No. 2008-013641.
- (8) Montgomery County Clerk's File No. 2008-061394.
- (9) Montgomery County Clerk's File No. 2008-080684.
- (10) Montgomery County Clerk's File No. 2008-097955.
- (11) Montgomery County Clerk's File No. 2011088312.
- (12) Montgomery County Clerk's File No. 2003-090487.

- (13) Montgomery County Clerk's File No. 2003-146129.
- (14) Montgomery County Clerk's File No. 2003-147116.
- (15) Montgomery County Clerk's File No. 2004-122921.
- (16) Montgomery County Clerk's File No. 2005-128488.
- (17) Montgomery County Clerk's File No. 2004-063482.
- (18) Montgomery County Clerk's File No. 2004-143096.
- (19) Montgomery County Clerk's File No. 2004-136810.
- (20) Montgomery County Clerk's File No. 2005-116912.
- (21) Montgomery County Clerk's File No. 2005-069173.
- (22) Montgomery County Clerk's File No. 2003-090488.
- (23) Montgomery County Clerk's File No. 2004-092983.
- (24) Montgomery County Clerk's File No. 2005-058322.
- (25) Montgomery County Clerk's File No. 2006-005513.
- (26) Montgomery County Clerk's File No. 2005-069172.
- (27) Montgomery County Clerk's File No. 2006-017451.
- (28) Montgomery County Clerk's File No. 2005-128489.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Property Owners Association of Legends Ranch, c/o IMC Property Management, 3500 W. Davis Street, Suite 190, Conroe, Texas 77304.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

IMC Property Management  
 3500 W. Davis Street, Suite 190  
 Conroe, Texas 77304  
 legendsranch@imcmanagement.net  
 281.681.9750

7. The Association's Dedicatory Instruments are available to Members online at: legendsranchpoa.net.

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

Description	Fee
Refinance Fee	\$ 225.00
IMC Transfer Fee	\$225.00

Transfer Fee [Declaration, Article V, Section 5.5]	The Association charges a fee for transfer of ownership of a lot, excluding conveyances from the Declarant to Builders and shall not exceed 1/4 <sup>th</sup> of the Annual Assessment. The Transfer Fee for 2024 is in the amount of \$247.50. For future years, the Transfer Fee must be confirmed with the Association.
Adopt a School Assessment [Declaration, Article V, Section 5.6]	Each purchaser of a lot upon acceptance of a deed therefore, agrees to pay the Association upon the transfer of title of a lot to the purchaser: (a) upon first transfer of a lot from a Builder to a purchaser \$50.00 contribution by the Builder/seller and an additional \$50.00 contribution by the purchaser; and (b) on subsequent transfers, the purchasers shall pay a contribution equal to 1/10 <sup>th</sup> of the Annual Assessment for each Lot purchased. The 1/10 amount of the Adopt a School Assessment Fee for 2024 is \$99.00. For future years, the Adopt a School Assessment must be confirmed with the Association.

*[The remainder of this page was intentionally left blank.]*

Executed on this 21<sup>st</sup> day of June, 2024.

PROPERTY OWNERS ASSOCIATION  
OF LEGENDS RANCH

By: IMC Property Management, Managing Agent

By: [Signature]

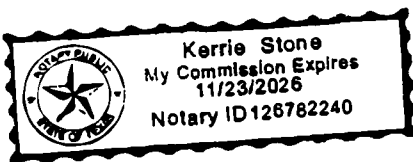
Printed: Tammy Perry

Its: Agent

\*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 Montgomery §

BEFORE ME, the undersigned notary public, on this 21 day of June, 2024 personally appeared Tammy Perry, President of IMC Property Management, Managing Agent for Property Owners Association of Legends Ranch, 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.



[Signature: Kerrie Stone]  
Notary Public in and for the State of Texas



**E-FILED FOR RECORD**

07/12/2024 02:16PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**07/12/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas