

**MOSTYN MANOR RESERVE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
COUNTY OF MONTGOMERY       §

MOSTYN MANOR RESERVE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Mostyn Manor Reserve, Sections 7, 8,10, and 11;
- (2) the name of the Association is Mostyn Manor Reserve Community Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:
  - (a) Mostyn Manor, Section 7, under Clerk's File No. 2015068512, and in Cabinet 00Z, Sheet 3544;
  - (b) Mostyn Manor Section 8, under Clerk's File No. 2019002180, and in Cabinet 00Z, Sheet 5509;
  - (c) Mostyn Manor, Section 10, under Clerk's File No. 2021073363, and in Cabinet 00Z, Sheet 7420;
  - (d) Mostyn Manor Reserve, Section 11, under Clerk's File No. 2022076371, and in Cabinet 00Z, Sheet 8719;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
  - (a) Affidavit For Filing Dedicatory Instruments, under Clerk's File No. 2015100448;
  - (b) By-Laws of The Mostyn Manor Reserve Community Association, Under Clerk's File No. 2015119378;
  - (c) Restrictions, Covenants, Reservations and Conditions, Mostyn Manor Section Seven, under Clerk's File No. 2015099389;
  - (d) Adoption Architectural Guidelines, under Clerk's File No. 2018022863;
  - (e) First Supplemental to Restrictions, Covenants, Reservations and Conditions, Mostyn Manor Section Seven add Section Eight, under Clerk's File No. 2019003592;
  - (f) Second Supplemental to Restrictions, Covenants, Reservations and Conditions, Mostyn Manor Section Seven add Section Ten, under Clerk's File No. 2021086067;
  - (g) Third Supplemental to Restrictions, Covenants, Reservations and Conditions, Mostyn Manor Sections Seven add Section Eleven, under Clerk's File No. 2022079380;

GF# Courtesy /06  
Stewart Title of Montgomery County Inc.

(h) Adopting Enforcement Regulations and Fining Policy for Violations of the Governing Documents, under Clerk's File No. 2022105848;

(5) the name and mailing address of the Association is:

(a) Mostyn Manor Reserve Community Association, Inc.

400 Randal Way Suite 106, Spring, TX 77388

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is: N/A

(7) The Association's website address is: [www.mmreserve.com](http://www.mmreserve.com).

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$75.00;

(b) Association Transfer Fee - \$250.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on the date of the acknowledgements set forth herein below.

Mostyn Manor Reserve  
Community Association

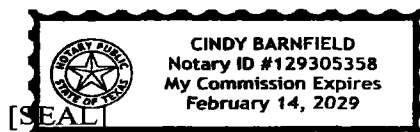
  
Steven Cox, President


THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on April 28<sup>th</sup>, 2025, by Steven Cox, President of Mostyn Manor Reserve Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



  
Notary Public for the State of Texas

**E-FILED FOR RECORD**

**05/01/2025 04:26PM**



*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.

**05/01/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas