

**BENDERS LANDING PROPERTY OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Benders Landing Property Owners Association** (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:

**Name of the Subdivision:** Benders Landing, Section One (1);  
Benders Landing, Section Two (2);  
Benders Landing, Section Three (3).

**Name of the Association:** Benders Landing Property Owners Association.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Montgomery County, Texas, as follows;

- (a) Benders Landing, Section One (1), recorded under Cabinet P, Sheets 140-146, along with any supplements or replats thereof;
- (b) Benders Landing, Section Two (2), recorded under Cabinet R, Sheets 142-149, along with any supplements or replats thereof;
- (c) Benders Landing, Section Two (2), Partial Replat No. 1, recorded under Cabinet Z, Sheets 3235-3237, along with any supplements or replats thereof;
- (d) Benders Landing, Section Three (3), recorded under Cabinet X, Sheets 17-19, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Benders Landing, Section One (1), under Clerk's Document No. 2001024582 and 2002029410, 2004127533, along with any amendments or supplements thereto;
- (b) Declaration of Covenants, Conditions and Restrictions for Benders Landing, Section Two (2), under Clerk's Document No. 2002029410, along with any amendments or supplements thereto;
- (c) Declaration of Covenants, Conditions and Restrictions for Benders Landing, Section Three (3), under Clerk's Document No. 2004127533, along with any amendments or supplements thereto;
- (d) ByLaws of Benders Landing Property Owners Association, under Clerk's Document No. 2002025878;
- (e) Amendment to By-Laws of Benders Landing Property Owners Association Regarding Number and Term of Directors, under Clerk's Document No. 2005011662;
- (f) Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2006059697;
- (g) Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2007097748;
- (h) Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2009010874;
- (i) Certificate of Secretary of Benders Landing Property Owners Association, Regarding Household Pets, under Clerk's Document No. 2009088742;
- (j) Certificate of Secretary of Benders Landing Property Owners Association, Regarding Use of Lake Water, under Clerk's Document No. 2009088743;

- (k) Amended and Restated ByLaws of Benders Landing Property Owners Association, under Clerk's Document No. 2009113985;
- (l) Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2010092506;
- (m) Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2011100534;
- (n) Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2012024095;
- (o) Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2012122244;
- (p) Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2017001989;
- (q) Supplemental Notice of Dedicatory Instrument for Benders Landing Property Owners Association, under Clerk's Document No. 2017014705.

**Name and Mailing Address for Association**

Benders Landing Property Association  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 7<sup>th</sup> day of January, 2022

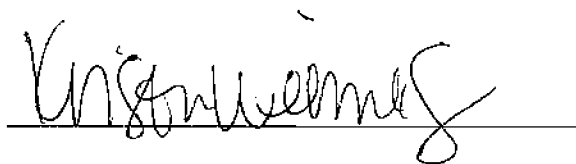
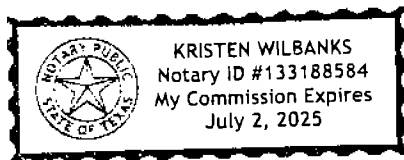
Benders Landing Homeowners Association, acting by and through its managing agent, Principal Management Group of Houston



Surina Wright, Vice President

STATE OF TEXAS        §  
                                     § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright, Vice President with Principal Management Group of Houston, the managing agent for Benders Landing Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**E-FILED FOR RECORD**

**01/20/2022 02:39PM**




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.

**01/20/2022**



County Clerk  
Montgomery County, Texas