

# PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

*for*

## SECTIONS THREE AND FOUR RANCH CREST HOME OWNERS' ASSOCIATION

[illegible]

The undersigned, being the President of Sections Three and Four Ranch Crest Home Owners' Association, a non-profit corporation ("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 prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivisions are Ranch Crest, Section Three (3) and Ranch Crest, Section Four (4).
2. Name of Association: The name of the Association is Sections Three and Four Ranch Crest Home Owners' Association.
3. Recording Data for the Subdivision:
  - a. Ranch Crest, Section Three (3), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2010-003433 and in Cabinet Z, Sheets 1741-1745 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Ranch Crest, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2015-074387 and in Cabinet Z, Sheets 3569-3571 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) Restrictions and Covenants Governing Certain Designated Lots in Ranch Crest, Section Three, Being: Block 1 - Lots 1 through 54; Block 4 - Lots 1 through 22; and Restricted Reserves A, B, C, D and E.
    - (2) Restrictions and Covenants Governing Certain Designated Lots in Ranch Crest, Section Three, Being: Block 1 - Lots 55 through 120; Block 2 - Lots 1 through 10; Block 3 - Lots 1

through 10; Block 4 - Lots 23 through 39; and Restricted Reserve F.

- (3) Restrictions and Covenants Governing all Lots and Reserves in Ranch Crest, Section Four.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2011018270.
- (2) Montgomery County Clerk's File No. 2013025804.
- (3) Montgomery County Clerk's File No. 2015078235.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sections Three and Four Ranch Crest Home Owners' Association, P.O. Box 1223, Magnolia, Texas 77353-1223.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Stephanie Livesay, Treasurer. Address: P.O. Box 1223, Magnolia, Texas 77353-1223. Phone No.: 713.906.9978. Email Address: rc.hoa.treasurer@gmail.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://ranchcrest34hoa.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Please contact C.K.M. Property Management, Inc. via phone: 281.255.3055 or email: ckm1@ckm1.com regarding any of the following charges in connection with a Property Transfer or Refinance.

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Transfer Fee, per Lot	\$ 250.00
Refinance Fee	\$ 200.00
Rush Fee	\$150.00 1 day; \$125.00 3 days
Statement of Account Fee	\$ 150.00

EXECUTED on this 13<sup>th</sup> day of November, 2025.

**SECTIONS THREE AND FOUR RANCH CREST  
HOME OWNERS' ASSOCIATION**

By: Angela K Hahn

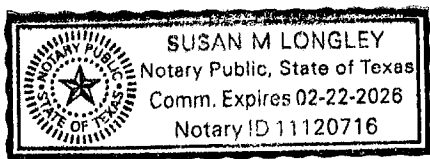
Printed: Angela K. Hahn

Its: President

\*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 Harris           §

BEFORE ME, the undersigned notary public, on this 13<sup>th</sup> day of November, 2025, personally appeared Angela K. Hahn, President of Sections Three and Four Ranch Crest Home Owners' Association, 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.



Susan M Longley  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

11/19/2025 10:42AM



*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.

**11/19/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas