



DOC #2025070876

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PROPERTY OWNERS' ASSOCIATION

MANAGEMENT CERTIFICATE

for

WYNGATE TOWNHOMES AT EAST SHORE OWNERS ASSOCIATION, INC.

The undersigned, being the Managing Agent for Wyngate Townhomes at East Shore Owners Association, Inc., 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 subdivision is Wyngate Townhomes at East Shore.

2. Name of Association: The name of the Association is Wyngate Townhomes at East Shore Owners Association, Inc.

3. Recording Data for the Subdivision:

Wyngate Terrace at East Shore, a subdivision in Montgomery County, Texas, consisting of 55 Lots, 4 Blocks, 19 Reserves and 0.298 acres in Reserve, being 3.40 acres out of the John Taylor Survey Abstract 547, and also being a replat of unrestricted Reserves "I" and "J" of the Woodlands Village of Grogan's Mill, Lake Woodlands East Shore, Sec. 3, as recorded in Cabinet "X", Sheets 20 -23, Montgomery County Map Records, Montgomery County, Texas, all according to the map or plat thereof recorded on November 18, 2005, in the Clerk of the County Court of Montgomery County, Texas, in Cabinet Z, Sheet 145 -150 of the Map Records of Montgomery County, Texas, and under County Clerk's File No. 2005-129144, of the Real Property and 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 and any amendments to the Declaration:

Declaration of Covenants, Conditions, and Restrictions for Wyngate Townhomes at East Shore, recorded under Clerk's File No. 2006-090085, Image Code 144-11-2102, in the Official Public Records of Real Property of Montgomery County, Texas; and

Supplemental Declaration of Covenants, Conditions, and Restrictions for Wyngate Townhomes at East Shore (Amendment), recorded under Clerk's File No. 2007-089823, Image Code 405-11-0953, in the Official Public Records of Real Property of Montgomery County, Texas.

5. Name and Mailing Address of the Association:

Wyngate Townhomes at East Shore Owners Association, Inc.

Attn: Casey Hlanak, Project Manager

20 Olmstead Row

The Woodlands, TX 77380

Wyngate.Management@gmail.com

6. Name and Billing/Contact Address of the Managing Agent for the Association

Billing Address:

Attn: Casey Hlanak, Project Manager

Wyngate Townhomes at East Shore Owners Association, Inc.

20 Olmstead Row

The Woodlands, TX 77380

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

Description	Fee
Resale Certificate Fee	\$150.00
Updated Certificate	\$100.00
Rush Fee	\$100.00
Refinance Fee:	\$100.00
Transfer Fee:	\$300.00 payable to Wyngate Townhomes at

	East Shore Owners Association, Inc. (Declaration, Article IV, Section 9)
Capitalization Fee:	\$1290.00 00 payable to Wyngate Townhomes at East Shore Owners Association, Inc. (Declaration Article IV, Section 4A) Each Owner shall be obligated to pay a Capitalization Fee in the amount of 3 months of the then monthly assessment to the Association at the time it purchases a Unit. For the year 2024, the Capitalization Fee is \$1,290.00. For future years, the Capitalization Fee must be confirmed with the Association.

NOTE: This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision and/or the Association, 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.

8. Recording: This Management Certificate is filed of record in the county where the above-described Subdivision is located. It shall be valid until a management certificate is filed by another Managing Agent for the Association or until a termination of this Management Certificate is filed of record, whichever is sooner.

DATE SIGNED 6/20/2025

WYNGATE HOWNHOMES AT EAST SHORE
OWNERS ASSOCIATION, INC.

By: Casey Hlanak

Casey Hlanak, Project Manager

STATE OF TEXAS

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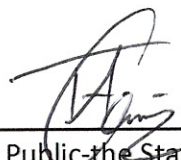
ACKNOWLEDGMENT

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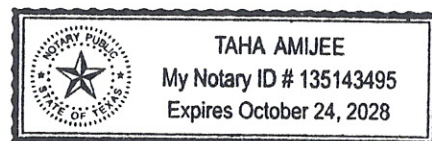
MONTGOMERY COUNTY

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BEFORE ME, THE UNDERSIGNED AUTHORITY, on this 20th day of June 2025, personally appeared **Casey Hlanak** for Wyngate Townhomes at East Shore Owners Association, Inc., a Texas non-profit corporation, 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.



Notary Public - the State of Texas



FILED FOR RECORD
07/16/2025 08:46AM



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

07/16/2025



L. Brandon Steinmann

County Clerk
Montgomery County, Texas