

**MACKENZIE CREEK HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Mackenzie Creek Homeowners 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:** Mackenzie Creek, Section 1;  
Mackenzie Creek, Section 2.

**Name of the Association:** Mackenzie Creek Homeowners Association.

**Recording Data for Association:**

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

- (a) Mackenzie Creek, Section 1, recorded in Cabinet Z, Sheets 6422-6431, File No. 2020033835, of the Montgomery County Plat Records, along with any supplements or replats thereof;
- (b) Mackenzie Creek, Section 1, Replat No. 1, recorded in Cabinet Z, Sheets 6565-6567, File No. 2020057842, of the Montgomery County Plat Records;
- (c) Mackenzie Creek, Section 2, recorded in Cabinet Z, Sheets 6923-6929, File No. 2021000411, of the Montgomery County Plat Records, 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) Mackenzie Creek Section One Declaration of Covenants, Conditions and Restrictions, under Clerk's Document No. 2020037466, along with any amendments, supplements and annexations thereto;
- (b) Amended and Restated Mackenzie Creek Section One Declaration of Covenants, Conditions and Restrictions, under Clerk's Document No. 2020068259;
- (c) First Amendment to Amended and Restated Mackenzie Creek Section One Declaration of Covenants, Conditions and Restrictions, under Clerk's Document No. 2020148996;
- (d) Second Amendment to Amended and Restated Mackenzie Creek Section One Declaration of Covenants, Conditions and Restrictions, under Clerk's Document No. 2021005889;
- (e) Supplemental Declaration of Covenants, Conditions and Restrictions for Mackenzie Creek Section 2, under Clerk's Document No. 2021005891;
- (f) First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Mackenzie Creek Section 2, under Clerk's Document No. 2021041504;
- (g) Certificate of Adoption of United States, State of Texas and United States Armed Forces Flag Display Guidelines of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039239;
- (h) Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039240;
- (i) Certificate of Adoption of Adjacent Lot Use Guidelines of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039241;
- (j) Certificate of Adoption of Solar Energy Devices Guidelines of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039242;
- (k) Certificate of Adoption of Rainwater Harvesting System Guidelines of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039243;
- (l) Certificate of Adoption of Shingle Criteria of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039244;

- (m) Certificate of Adoption of Religious Display Guidelines of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039245;
- (n) Certificate of Adoption of Standby Electric Generator Guidelines of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039246;
- (o) Mackenzie Creek Builder Guidelines, under Clerk's Document No. 2020039247;
- (p) Certificate of Formation of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039248;
- (q) By-Laws of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039248;
- (r) Certificate of Adoption of Priority of Payments and Alternative Payment Schedule Guidelines of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039249;
- (s) Certificate of Adoption of Records Production and Copying Policy of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039250;
- (t) Certificate of Adoption of Document Retention Policy of Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020039251;
- (u) Instrument to Record Dedicatory Instruments for Mackenzie Creek Homeowners Association, including Bylaws, Consent of Directors in Lieu of Organizational Meetings, Records Retention Policy, Payment Plan Policy, Records Production and Copying Policy, under Clerk's Document No. 2020008655;
- (v) Instrument to Record Dedicatory Instruments for Mackenzie Creek Homeowners Association, under Clerk's Document No. 2020008655;
- (w) Mackenzie Creek Amended and Restated Builder Guidelines, under Clerk's Document No. 2020068260.

**Name and Mailing Address for Association**

Mackenzie Creek Homeowners 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:**

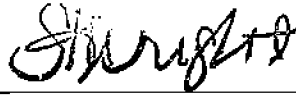
New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Capitalization Fee for Each Owner of a Lot, other than Declarant or any entity affiliated with the Declarant 50% Current Assessment Rate.

Executed on this the 7th day of January, 2022

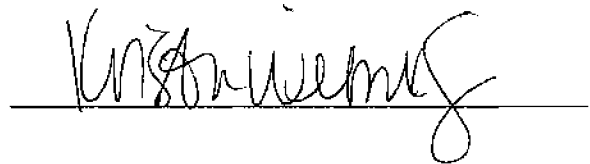
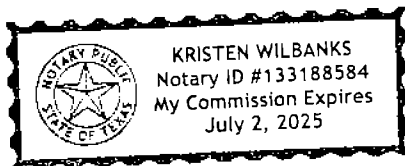
Mackenzie Creek Homeowners Association, acting by and through its managing agent, Principal Management Group of Houston



Surina Wright Vice President

STATE OF TEXAS        §  
                                 § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Mackenzie Creek 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 03:08PM**



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