

WOODRIDGE FOREST TOWNHOMES ASSOCIATION, INC.

www

WOODRIDGE FOREST TOWNHOMES 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 Woodridge Forest Townhomes;
- (2) the name of the Association is Woodridge Forest Townhomes Association, Inc.;
- (3) the Subdivision is recorded in the Map Records of Montgomery County, Texas, as follows:
 - (a) Woodridge Forest, Section 15, under Document No. 2017039957;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions, and Restrictions for Woodridge Forest Townhomes, under Document No. 2017068907;
 - (b) Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Woodridge Forest Townhomes, under Document No. 2017107099;
 - (c) Annexation for Woodridge Forest, Section Fifteen (15), under Document No. 2017043125;
- (5) the name and mailing address of the Association is:
 - (a) Woodridge Forest Townhomes Association, Inc., c/o Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;

(b) (281) 897-8808;

(c) info@preferredmgt.com;

(7) The Association's website address is: <https://woodridgeforest.nabrnetwork.com>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision (you may find additional information regarding packages or bundles that include some items listed below, as well as other items not directly related to property transfer, potentially available at discounted rates upon request to the Association's Designated Representative):

(a) Transfer Fee - \$250.00;

(b) Refinance/Transfer Fee - \$250.00;

(c) Capitalization Fee – An amount equivalent to six months' worth of maintenance assessments in the applicable calendar year;

(d) Resale Certificate (TREC Form & Association Documents) - \$375.00;

a. Resale Certificate/TREC Form Update from 1 to 180 days - \$75.00;

b. Resale Certificate/TREC For 1 business days Rush Fee - \$150.00;

c. Resale Certificate/TREC For 3 business days Rush Fee - \$125.00;

d. Resale Certificate/TREC For 5 business days Rush Fee - \$100.00;

(e) Certified Refinance Statement of Account Fee - \$150.00;

a. Refinance Statement of Account Update from 1 to 14 days - \$0.00;

b. Refinance Statement of Account Update from 15 to 90 days - \$60.00;

(f) Certified Statement of Account - \$150.00;

a. Statement of Account Update from 1 to 31 days - \$25.00;

b. Statement of Account Update from 32 to 90 days - \$60.00;

c. Statement of Account 1 business days Rush Fee - \$150.00;

d. Statement of Account 3 business days Rush Fee - \$125.00;

e. Statement of Account 5 business days Rush Fee - \$100.00;

(g) Resale Certificate (TREC Form & Association Documents) and Statement of Account Package - \$510.00

a. Update and Rush Fees attributable to individual items apply as listed above;

(h) Resale Certificate (TREC Form & Association Documents), Statement of Account, and Inspection Package - \$610.00;

a. Update and Rush Fees attributable to individual items apply as listed above;

(i) Rush Existing Order (*Added to Rush Fees) - \$25.00;

(j) Three Day Shipping Fee - \$45.00;

(Note: The real property comprising Woodridge Forest Townhomes is also under the jurisdiction of Woodridge Forest Community Association, Inc. Fees charged by Woodridge Forest Community Association, Inc. may also be applicable to the transfer of property in Woodridge Forest Townhomes. Woodridge Forest Townhomes Association, Inc. is not responsible for informing owners of any fees related to the transfer of property charged by other property owners associations, including Woodridge Forest Community Association, Inc. Prospective purchasers are advised they must independently verify whether and to what extent fees may be charged by another property owners association.)

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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.

SIGNED THIS 30 DAY OF August, 2021.

By: Patricia Moody, agent on behalf of
Preferred Management Services, AAMC, Managing Agent for
Woodridge Forest Townhomes Association, Inc.

Patricia Moody
Print Name

STATE OF TEXAS

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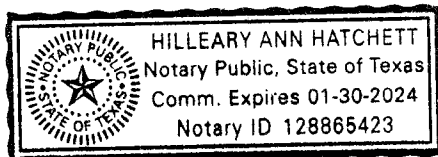
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COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned authority, on this day personally appeared Patricia Moody, of Preferred Management Services, AAMC, Managing Agent for Woodridge Forest Townhomes Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30 day of August, 2021.



Hilleary Ann Hatchett
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

E-FILED FOR RECORD

09/16/2021 08:04AM



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.

09/16/2021



County Clerk
Montgomery County, Texas