

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**MAGNOLIA ESCONDIDO HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Magnolia Escondido Homeowners 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 Magnolia Escondido.
2. Name of Association: The name of the Association is Magnolia Escondido Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Magnolia Escondido, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021097111, SAVE AND EXCEPT Restricted Reserve "D", of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Magnolia Escondido, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021097118 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Magnolia Escondido, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021143124 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Magnolia Escondido, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022067241 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.



- e. Magnolia Escondido, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023098308 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Magnolia Escondido, Section Seven (7), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024082425 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Magnolia Escondido, Section Nine (9), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024082426 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) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Magnolia Escondido.
- (2) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Magnolia Escondido Section 1.
- (3) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Magnolia Escondido Section 2.
- (4) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Magnolia Escondido Section 3.
- (5) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Magnolia Escondido Section 4.
- (6) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Magnolia Escondido Section 5.
- (7) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Magnolia Escondido (Section 7).
- (8) First Amended and Restated Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Magnolia Escondido (Section 9).



b. Recording Information:

- (1) Montgomery County Clerk's File No. 2021117926.
- (2) Montgomery County Clerk's File No. 2021118050.
- (3) Montgomery County Clerk's File No. 2021118051.
- (4) Montgomery County Clerk's File No. 2022006971.
- (5) Montgomery County Clerk's File No. 2022071655.
- (6) Montgomery County Clerk's File No. 2023113162.
- (7) Montgomery County Clerk's File No. 2024105505.
- (8) Montgomery County Clerk's File No. 2024107599.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Magnolia Escondido Homeowners Association, Inc. c/o Maison Property Management, LLC, 6046 FM 2920 #512, Spring, Texas 77379.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Maison Conveyance Department. Address: 6046 FM 2920 #512, Spring, Texas 77379. Phone No.: 281.378.5930. Email Address: greg@maisontx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.maisontx.com](http://www.maisontx.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 275.00
Rush Fee	\$ 100.00
Capitalization Fee [Declaration Article XIV, Section D]	Each person or entity acquiring title to a Lot within the Property hereby agrees to pay to the Association a Capitalization Fee, which shall be an amount equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2024 is \$900.00. Such Capitalization Fee shall be

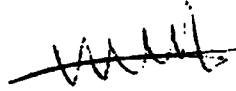


	payable to the Association on the date of the transfer of title to a Lot. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
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Executed on this 26th day of November, 2024.

**MAGNOLIA ESCONDIDO  
HOMEOWNERS ASSOCIATION, INC.**

By: Maison Property Management, LLC,  
Managing Agent




Vanessa Kent, 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 MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 26th day of November, 2024 personally appeared Vanessa Kent, President of Maison Property Management, LLC, Managing Agent for Magnolia Escondido Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


  
Notary Public in and for the State of Texas



E-FILED FOR RECORD

12/26/2024 02:21PM



*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.

12/26/2024



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas