

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
MAGNOLIA PLACE RESIDENTIAL COMMUNITY, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

The undersigned, being the Manager of Magnolia Place Residential Community, Inc., a non-profit corporation 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 Magnolia Place Residential Community, Inc.:

1. Name of Subdivision: Magnolia Place.
2. Name of Association: Magnolia Place Residential Community, Inc.
3. Recording Data for the Subdivision:
  - a. All that certain real property in Montgomery County, Texas, made subject to that certain Magnolia Place Master Covenant recorded under Document No. 2022070978 in the Official Public Records of Montgomery County, Texas, as the same may be amended from time to time (the "Covenant"), and to that certain Amended and Restated Magnolia Place Development Tract Declaration (Residential), recorded under Document No. 2023072514, Official Public Records of Montgomery County, Texas, as same may be amended from time to time (the "Development Tract Declaration").
4. Recording Data for the Declaration:
  - a. Magnolia Place Master Covenant, recorded under Document No. 2022070978, Official Public Records of Montgomery County, Texas, as same may be amended from time to time.
  - b. Magnolia Place Partial Assignment of Declarant's Rights recorded under Document No. 2023072266 Official Public Records of Montgomery County, Texas, as same may be amended from time to time.
  - c. Amended and Restated Magnolia Place Development Tract Declaration (Residential) recorded under Document No. 2023072514 Official Public Records of Montgomery County, Texas, as same may be amended from time to time.
  - d. Magnolia Place amended and Restated Adoption of Working Capital Assessment, recorded under Document No. 2023116567 Official Public Records of Montgomery County, Texas.
5. Name and Mailing Address of the Association is: Magnolia Place Residential Community, Inc., c/o FirstService Residential Houston, 2925 Briar Park Suite 700 Houston, Texas 77042.

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Magnolia Place Residential Community, Inc., c/o FirstService Residential Houston, 2925 Briar Park Suite 700 Houston, Texas 77042.
7. Telephone Number to Contact the Association is: 1-877-253-9689.
8. Email Address to Contact the Association: houston@fsresidential.com
9. The Association's website may be found at: <https://MagnoliaPlace.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
  - b. Resale Certificate Update Fee: \$75.00.
  - c. Welcome Packet Fee: \$26.50.
  - d. Transfer Fee: \$340.00.
  - e. Refinance Fee: \$150.00.
  - f. Working Capitalization Fee: \$200.00.

Executed on this the 4 day of December 2024.

MAGNOLIA PLACE RESIDENTIAL  
COMMUNITY, INC.

By: \_\_\_\_\_

\_\_\_\_\_, Manager and Agent

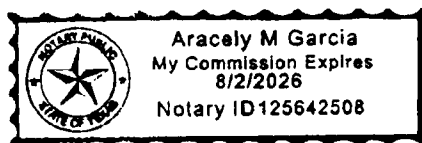
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 4th day of December 2024 personally appeared Craely Phillips Manager and Agent of Magnolia Place Residential Community, 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 and on behalf of the Association.



AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254

Aracely Garcia  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

12/04/2024 10:54AM



*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.

**12/04/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas