

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
ORANGE GARDENS SUBDIVISION HOMEOWNERS ASSOCIATION CORP.

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STATE OF TEXAS           §  
  §  
COUNTY OF ORANGE       §

The undersigned, being the Managing Agent of Orange Gardens Subdivision Homeowners Association Corp., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the Subdivision is Orange Gardens.
2. Name of Association: The name of the Association is Orange Gardens Subdivision Homeowners Association Corp.
3. Recording Data for the Subdivision:

Minor Plat of OCDC DEV, being a 23.93 tract of land in and a part of the John Harmon Survey, Abstract No. 12, in Orange County, Texas and being part of Tract 2, recorded in Volume 14, Page 15, of the Map Records of Orange County, Texas.

4. Recording Data for the Declaration\*:

Declaration of Covenants, Conditions and Restrictions for Orange Gardens Subdivision, Orange, Orange County, Texas, recorded on May 24, 2023, as Document No. 531929, in the Official Public Records of Real Property of Orange County, Texas.

5. Name and mailing address of the Association: The name and mailing address of the Association is Orange Gardens Subdivision Homeowners Association Corp., c/o Community Management, LLC, P.O. Box 1057, Denham Springs, Louisiana, 70727.
6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is:

Community Management, LLC  
P.O. Box 1057  
Denham Springs, Louisiana 70727  
Phone: (255) 503-2648  
Email: [info@cmgt.org](mailto:info@cmgt.org)

7. The Association's Dedicatory Instruments are Available to Members Online at:  
[www.cmgt.org](http://www.cmgt.org)
8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate*	\$375.00
Transfer Fee	\$150.00
Resale Certificate Update	\$75.00
1 Business Day Rush Fee to Expedite a Resale	\$100.00
3 Business Day Rush Fee to Expedite a Resale	\$75.00
5 Business Day Rush Fee to Expedite a Resale	\$50.00
7 Business Day Rush Fee to Expedite a Resale	\$25.00

\*Resale Certificates may be requested by Community Management, LLC at [www.cmgt.org](http://www.cmgt.org).

#### **ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

ORANGE GARDENS SUBDIVISION HOMEOWNERS  
ASSOCIATION CORP.,  
a Texas nonprofit corporation

By: COMMUNITY MANAGEMENT, LLC,  
its Managing Agent

By: Amanda Betancourt  
Amanda Betancourt, Chief Operating Officer

\*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. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF LOUISIANA §  
§  
PARISH OF LIVINGSTON §

BEFORE ME, the undersigned notary public, on this 18<sup>th</sup> day of March, 2025, personally appeared Amanda Betancourt, Chief Operating Officer of Community Management, LLC, as Managing Agent for Orange Gardens Subdivision Homeowners Association Corp., a Texas nonprofit corporation, 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.

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Notary Public in and for the State of Louisiana



TRICIA L. HARTER  
Notary Public  
Notary ID No. 050652  
Livingston Parish, Louisiana

③ FB+RT:  
Steptoe + Johnson  
6900 N Dallas Pkwy Ste 600  
Plano TX 75024  
13.00 + 20.00  
Env prov

FILED FOR RECORD  
ORANGE COUNTY CLERK

2025 APR -7 PM 3:52

BRANDY ROBERTSON  
*Brandy Robertson*

STATE OF TEXAS

COUNTY OF ORANGE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Orange County, Texas on **04/07/2025**.



*Brandy Robertson*

COUNTY CLERK, Orange County, Texas