



DOC #2021168125

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FALLS OF WILDWOOD COMMUNITY ASSOCIATION INC.**

The undersigned certifies that he is the duly appointed and acting president of the FALLS OF WILDWOOD COMMUNITY ASSOCIATION INC. (the "Association"). The Association is the property owners' association for Falls of Wildwood, a subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY Code.

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| Name of Subdivision(s): | <ul style="list-style-type: none">• Falls of Wildwood |
| Name of Association: | <ul style="list-style-type: none">• Falls of Wildwood Community Association, Inc. |
| Recording Data for the Subdivision: | <ul style="list-style-type: none">• Clerk's File No. 2000-074738 [Cabinet O, Sheets 140-141, Map Records], Official Records, Montgomery County, Texas |
| Recording Data for the Restrictions: | <ul style="list-style-type: none">• <i>Declaration</i> - Clerk's File No. 2000-077105, Official Records, Montgomery County, Texas• <i>Amendment to Declaration</i> - Clerk's File No. 2018-021304, Official Records, Montgomery County, Texas |
| Other Relevant Instruments: | <ul style="list-style-type: none">• <i>Articles of Incorporation</i> – Clerk's File No. 2013-113876, Official Records, Montgomery County, Texas• <i>Bylaws (November 2021)</i> – Clerk's File No. 2021-164435, Official Records, Montgomery County, Texas• <i>ACC Guidelines</i> – Clerk's File No. 2021-164436, Official Records, Montgomery County, Texas• <i>ACC Packet</i> – Clerk's File No. 2016-111006, Official Records, Montgomery County, Texas• <i>Fine Schedule</i> – Clerk's File No. 2013-105878, Official Records, Montgomery County, Texas• <i>Payment Plan Policy</i> – Clerk's File No. 2012-111391, Official Records, Montgomery County, Texas• <i>Records Retention Schedule</i> – Clerk's File No. 2012-111392, Official Records, Montgomery County, Texas |

- **Records Production Policy** – Clerk’s File No. 2012-111393, Official Records, Montgomery County, Texas

Website:

- N/A

Transfer Fee:

- **\$250.00/lot to Falls of Wildwood Community Association Inc.**

Mailing Address of the Association:

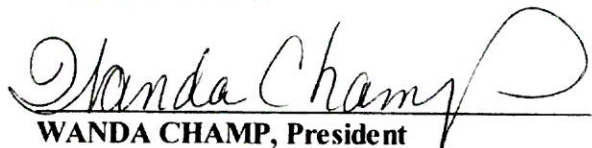
Falls of Wildwood Community Association Inc.
38103 Cascade Court
Magnolia, Texas 77354

Name and Mailing Address of Person Managing the Association or Designated Representative:

Wanda Champ
Falls of Wildwood Community Association Inc.
38103 Cascade Court
Magnolia, Texas 77354
Tel: 281-639-9502
Email: champwanda@gmail.com


Signed this 7th day of December, 2021.

FALLS OF WILDWOOD COMMUNITY ASSOCIATION INC.

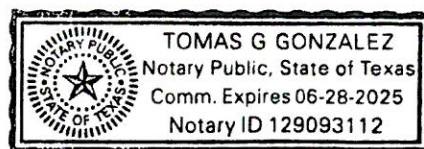

WANDA CHAMP, President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 7th day of December, 2021, by WANDA CHAMP, President of FALLS OF WILDWOOD COMMUNITY ASSOCIATION INC., a Texas nonprofit corporation, on behalf of said corporation.


Notary Public - State of Texas

AFTER RECORDING RETURN TO:
BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



FILED FOR RECORD
12/07/2021 10:55AM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

12/07/2021



Mark Turnbull

County Clerk
Montgomery County, Texas