

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
EAST SHORE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

EAST SHORE COMMUNITY 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 The Woodlands Village of Grogan's Mill Lake Woodlands East Shore;

(2) The name of the association is East Shore Community Association, Inc.

(3) The subdivision is recorded in the Real Property Records of Montgomery County, Texas as follows:

- (a) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section One, under Cabinet W, Sheet 131-136, along with any amendments, supplements, prior plats and replats thereof;
- (b) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Two, under Cabinet T, Sheets 60-63, along with any amendments, supplements, prior plats and replats thereof;
- (c) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Three, under Cabinet X, Sheets 20-23, along with any amendments, supplements, prior plats and replats thereof;
- (d) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Five, under Cabinet Z, Sheets 1112-1114, along with any amendments, supplements, prior plats and replats thereof;
- (e) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Six, under Cabinet Z, Sheets 1233-1235, along with any amendments, supplements, prior plats and replats thereof;
- (f) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Eight, under Cabinet Z, Sheets 1121-1123, along with any amendments, supplements, prior plats and replats thereof;

- (g) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Nine, under Cabinet Z, Sheets 1239-1241, along with any amendments, supplements, prior plats and replats thereof;
- (h) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Ten, under Cabinet Z, Sheets 1576-1578, along with any amendments, supplements, prior plats and replats thereof;
- (i) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Eleven, under Cabinet Z, Sheets 1536-1538, along with any amendments, supplements, prior plats and replats thereof;
- (j) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Twelve, under Cabinet Z, Sheets 1579-1581, along with any amendments, supplements, prior plats and replats thereof;
- (k) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Thirteen, under Cabinet Z, Sheets 1601-1603, along with any amendments, supplements, prior plats and replats thereof;
- (l) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Fourteen, under Cabinet Z, Sheets 1845-1846, along with any amendments, supplements, prior plats and replats thereof;
- (m) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Fifteen, under Cabinet Z, Sheets 1968-1969, along with any amendments, supplements, prior plats and replats thereof;
- (n) Unrestricted Reserve "A", in The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Four, under Cabinet Z, Sheets 1115-1117, along with any amendments, supplements, prior plats and replats thereof;
- (o) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Four, Cabinet Z, Sheets 1115-1117, along with any amendments, supplements, prior plats and replats thereof;
- (p) The Woodlands Village of Grogan's Mill Lake Woodlands East Shore, Section Seven, Cabinet Z, Sheets 1118-1120, along with any amendments, supplements, prior plats and replats thereof;

(4) The recording data for the declaration and any amendments to the declaration is as follows:

- (a) Declaration of Covenants, Conditions, Restrictions and Easements for East Shore, under Clerk's File No. 2004-125172;

- (b) Section One Annexation under Clerk's File No. 2004-125173;
- (c) Section Two Annexation under Clerk's File No. 2006-011377;
- (d) Section Three Annexation under Clerk's File No. 2004-139318;
- (e) Section Five Annexation under Clerk's File No. 2008-047647;
- (f) Section Five Annexation under Clerk's File No. 2008-021801;
- (g) Section Six Annexation under Clerk's File No. 2008-059824;
- (h) Section Eight Annexation under Clerk's File No. 2008-036869;
- (i) Section Nine Annexation under Clerk's File No. 2008-059829;
- (j) Section Ten Annexation under Clerk's File No. 2009-031971;
- (k) Section Eleven Annexation under Clerk's File No. 2009-021342;
- (l) Section Twelve Annexation under Clerk's File No. 2009-031975;
- (m) Section Twelve Annexation under Clerk's File No. 2009-031974;
- (n) Section Thirteen Annexation under Clerk's File No. 2009-040971;
- (o) Section Thirteen Annexation under Clerk's File No. 2009-040970;
- (p) Section Fourteen Annexation under Clerk's File No. 2010-076122;
- (q) Annexation under Clerk's File No. 2011-032739;
- (r) Section Four Annexation under Clerk's File No. 2011-021335;
- (s) Section Seven Annexation under Clerk's File No. 2011-021333;

(5) The name and mailing address of the Association is:

East Shore Community Association, Inc.
c/o FirstService Residential Houston
1330 Enclave Parkway, Suite 425
Houston, Texas 77077

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- (a) FirstService Residential Houston;
- (b) 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;
- (c) 1-877-253-9689;
- (d) Houston@fsresidential.com.

(7) The Association's website address is: <https://eastshoreca.connectresident.com/>

(8) The following fees are charged by the Association relating to a property transfer in the
Subdivision:

- (a) Resale Certificate Fee: \$375.00;
- (b) Transfer Fee: \$275.00;
- (c) Refinance Fee: \$100.00;
- (d) Capitalization Fee: One-sixth of Annual Assessment amount;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it 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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association.

[SIGNATURE BLOCKS FOLLOW]

SIGNED THIS 13 DAY OF December, 2021.

By: Joni Pursley, Managing Agent for East Shore Community Association, Inc., on behalf of FirstService Residential Houston.

Joni Pursley
Print Name

STATE OF TEXAS §

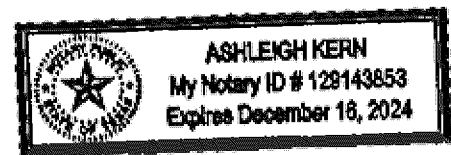
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential Houston, Managing Agent for East Shore Community 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 13 day of December, 2021.

Ashleigh Kern
Notary Public, State of Texas



E-FILED FOR RECORD

02/09/2022 10:39AM



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.

02/09/2022



County Clerk
Montgomery County, Texas