

**COMMUNITY ASSOCIATION OF MONTGOMERY RIDGE, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Community Association of Montgomery Ridge, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Montgomery Ridge.
2. **Name of Association:** The name of the Association is Community Association of Montgomery Ridge, Inc.
3. **Recording Data for the Subdivision:**
  - a. Montgomery Ridge Sec 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2024096762 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. Montgomery Ridge Sec 2, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2025109657 of the Map or Plat 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. Declaration of Covenants, Conditions, and Restrictions for Montgomery Ridge, Montgomery County Clerk's File No. 2025071891.
5. **Name and Mailing Address of the Association:** The name and mailing address of the Association is Community Association of Montgomery Ridge, Inc. c/o Sterling Association Services, Inc., 6842 North Sam Houston Parkway West, Houston, Texas 77064.
6. **Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is: Sterling Association Services, Inc.; **Address:** 6842 North Sam Houston Parkway West, Houston, Texas 77064; **Phone Number:** 832-678-4500; **Email Address:** houston@sterlingasi.com.
7. **Association Website:** The Association's Dedicatory Instruments are available to Members online at: <https://sterlingasi.com/>.

8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate	\$375.00
Transfer Fee	\$250.00
Refinance Fee	\$150.00
Capitalization Fee	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2025 is \$750.00. For future years, the Capitalization Fee must be verified with the Association.

Executed on this 12 day of AUGUST, 2025.

COMMUNITY ASSOCIATION OF MONTGOMERY  
RIDGE, INC., a Texas nonprofit corporation

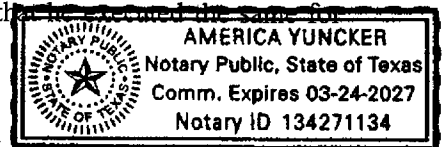
By: Sterling Association Services, Inc.,  
Managing Agent

By: [Signature]  
Printed: ROXANNE MARTINEZ  
Its: GENERAL MANAGER

\*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 Harris       §

BEFORE ME, the undersigned notary public, on this 12 day of AUGUST, 2025 personally appeared Roxanne M., the Manager of Sterling Association Services, Inc., Managing Agent for Community Association of Montgomery Ridge, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

08/13/2025 08:52AM



*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.

**08/13/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas