

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**HOMEOWNERS' ASSOCIATION OF WEST PALM VILLAS ON WALDEN ROAD,**  
**INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

HOMEOWNERS ASSOCIATION OF WEST PALM VILLAS ON WALDEN ROAD, 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 West Palm Villas on Walden Road;
- (2) the name of the Association is Homeowners Association of West Palm Villas on Walden Road, Inc.
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:
  - (a) West Palm Villas on Walden Road, Section One, recorded in Cabinet N, Sheet 23;
  - (b) West Palm Villas on Walden Road, Section Two, recorded in Cabinet Q, Sheet 32;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions for West Palm Villas on Walden Road, under Clerk's File No. 99090325;
  - (b) Annexation of Section Two of West Palm Villas on Walden Road, under Clerk's File No. 2001-009421;
  - (c) Amendment to the Declaration of Covenants, Conditions and Restrictions for West Palm Villas on Walden Road, under Clerk's File No. 2000-076884;
  - (d) Amended and Restated Declaration of Covenants, Conditions and Restrictions for West Palm Villas on Walden Road, under Clerk's File No. 2003-072567;

- (e) Amendment to the Declarations of Covenants, Conditions and Restrictions for West Palm Villas on Walden Road, under Clerk's File No. 2020084624;

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

- (a) Homeowners Association of West Palm Villas on Walden Road, Inc. c/o Preferred Management Services, PO Box 690269, Houston, Texas 77269

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Preferred Management Services, PO Box 690269, Houston, Texas 77269
- (b) (281) 897-8838
- (c) [Info@preferredmgt.com](mailto:Info@preferredmgt.com)

(7) The Association's website address is:

<https://westpalmvillas.nabrnetwork.com>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision (you may find additional information regarding packages or bundles that include some items listed below, as well as other items not directly related to property transfer, potentially available at discounted rates upon request to the Association's Designated Representative):

- (a) Transfer Fee - \$250.00;
- (b) Refinance/Transfer Fee - \$250.00;
- (c) Resale Certificate (TREC Form & Association Documents) - \$375.00;
  - a. Resale Certificate/TREC Form Update from 1 to 180 days - \$75.00;
  - b. Resale Certificate/TREC For 1 business days Rush Fee - \$150.00;
  - c. Resale Certificate/TREC For 3 business days Rush Fee - \$125.00;
  - d. Resale Certificate/TREC For 5 business days Rush Fee - \$100.00;
- (d) Certified Refinance Statement of Account Fee - \$150.00;
  - a. Refinance Statement of Account Update from 1 to 14 days - \$0.00;
  - b. Refinance Statement of Account Update from 15 to 90 days - \$60.00;
- (e) Certified Statement of Account - \$150.00;
  - a. Statement of Account Update from 1 to 31 days - \$25.00;

- b. Statement of Account Update from 32 to 90 days - \$60.00;
  - c. Statement of Account 1 business days Rush Fee - \$150.00;
  - d. Statement of Account 3 business days Rush Fee - \$125.00;
  - e. Statement of Account 5 business days Rush Fee - \$100.00;
- (f) Resale Certificate (TREC Form & Association Documents) and Statement of Account Package - \$485.00;
- a. Update and Rush Fees attributable to individual items apply as listed above;
- (g) Resale Certificate (TREC Form & Association Documents), Statement of Account, and Inspection Package - \$585.00;
- a. Update and Rush Fees attributable to individual items apply as listed above;
- (h) Rush Existing Order (\*Added to Rush Fees) - \$25.00;
- (i) Three Day Shipping Fee - \$45.00;
- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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.

SIGNED THIS 30 DAY OF August, 2021.

By Pauline Moody, agent, on behalf of  
Preferred Management Services, AAMC., Managing Agent for  
Homeowners Association of West Palm Villas on Walden Road, Inc.

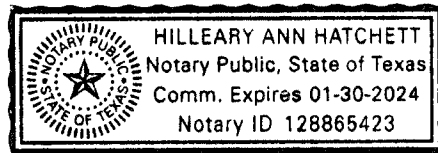
Pauline Moody  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

BEFORE ME, the undersigned authority, on this day personally appeared Pauline Moody, of Preferred Management Services, AAMC Managing Agent for Homeowners Association of West Palm Villas on Walden Road, 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 30 day of August, 2021.

**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



Hilleary Ann Hatchett  
Notary Public, State of Texas

**E-FILED FOR RECORD**

**09/07/2021 09:46AM**



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.

**09/07/2021**



County Clerk  
Montgomery County, Texas