

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
THOUSAND OAKS PROPERTY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Thousand Oaks Property Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Thousand Oaks.
2. Name of Association: The name of the Association is Thousand Oaks Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Thousand Oaks, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet M, Sheets 67-70 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Thousand Oaks, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet N, Sheets 180-182 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Thousand Oaks, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet R, Sheets 96-98 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Thousand Oaks, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 211-214 of the Map 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. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 1.
- (2) Amendment Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Section One.
- (3) First Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section I.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Section One.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section One.
- (6) Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 2.
- (7) First Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 2.
- (8) Second Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 2.
- (9) Third Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 2.
- (10) Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 3.
- (11) First Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 3.
- (12) First Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 3.
- (13) Second Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 3.
- (14) Second Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 3.
- (15) Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 4.
- (16) First Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 4.

- (17) Second Amendment to Declaration of Covenants, Conditions and Restrictions of Thousand Oaks Estates Subdivision Section 4.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 99052262.
- (2) Montgomery County Clerk's File No. 99080280.
- (3) Montgomery County Clerk's File No. 2001-076019.
- (4) Montgomery County Clerk's File No. 2007-129655.
- (5) Montgomery County Clerk's File No. 2018016958.
- (6) Montgomery County Clerk's File No. 2000-028457.
- (7) Montgomery County Clerk's File No. 2001-076020.
- (8) Montgomery County Clerk's File No. 2002-099959.
- (9) Montgomery County Clerk's File No. 2007-129655.
- (10) Montgomery County Clerk's File No. 2002-014602.
- (11) Montgomery County Clerk's File No. 2002-021994.
- (12) Montgomery County Clerk's File No. 2006-002485.
- (13) Montgomery County Clerk's File No. 2002-099960.
- (14) Montgomery County Clerk's File No. 2007-129655.
- (15) Montgomery County Clerk's File No. 2006-021357.
- (16) Montgomery County Clerk's File No. 2007-129655.
- (17) Montgomery County Clerk's File No. 2008-111074.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Thousand Oaks Property Owners Association, Inc. c/o Tri-Star Community Management, LLC, 525 Woodland Square Blvd., Suite 250, Conroe, Texas 77384.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Tri-Star Community Management, LLC. Address: 525 Woodland Square Blvd., Suite 250, Conroe, Texas 77384. Phone No.: 936.207.1440. Email Address: christy@tristarcmm.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.thousandoakspoa.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00

Transfer Fee	\$ 200.00
Refinance Fee	\$ 100.00
Mortgage Questionnaire	\$ 150.00
Rush Fee	1 day \$100.00; 3 days \$70.00; 5 days \$50.00

Executed on this 8 day of August, 2022.

**THOUSAND OAKS PROPERTY
OWNERS ASSOCIATION, INC.**

By: Tri-Star Community Management, LLC,
Managing Agent

By: Christy Johnson/Community Mgr.
Printed: Christy Johnson

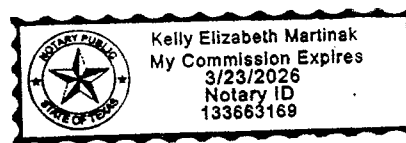
Its: _____

* 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 8th day of AUGUST, 2022 personally appeared Christy Johnson, Community manager for Tri-Star Community Management, LLC, Managing Agent for Thousand Oaks Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Kelly Martinak
Notary Public in and for the State of Texas



E-FILED FOR RECORD

08/08/2022 02:01PM



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.

08/08/2022



County Clerk
Montgomery County, Texas