

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
MONTGOMERY OAKS HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS                   §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent of Montgomery Oaks Homeowners Association, Inc. (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas and in accordance with the Texas Property Code, submits the following information which supersedes any prior Management Certificate filed by the Association.

Name of Subdivision	Montgomery Oaks, Sections 1, 2, 3 & 4
Name of Association:	Montgomery Oaks Homeowners Association, Inc.
Recording Data for the Subdivision:	Montgomery Oaks Section 1, Final Plat - Clerk's File No. 2021145360, Real Property Records of Montgomery County, Texas.  Montgomery Oaks Section 2, Final Plat - Clerk's File No. 2022088587, Real Property Records of Montgomery County, Texas  Montgomery Oaks Section 3 - Clerk's File No. 2023017566, Real Property Records of Montgomery County, Texas  Montgomery Oaks Section 4 - Clerk's File No. 2023052302, Real Property Records of Montgomery County, Texas  Montgomery Oaks Trail Street Dedication, Final Plat - Clerk's File No. 2021145347, Real Property Records of Montgomery County, Texas
Recording Data for the Declaration(s):	Amended and Restated Declaration of Covenants, Conditions and Restrictions for Montgomery Oaks - Clerk's File No. 2024010016, Official Records, Montgomery County, Texas
Association Information:	Montgomery Oaks Homeowners Association, Inc. % CH&P Management LLC PO Box 1920 Conroe, Texas 77305 Website: <a href="http://engage.goenumerate.com/s/MontgomeryOaks/">http://engage.goenumerate.com/s/MontgomeryOaks/</a> Phone: 936-570-0132

Designated Representative Information:

CH&P Management LLC  
1712 N. Frazier Street, Suite 215  
Conroe, Texas 77301  
Phone: 936-570-0132  
Email: info@chpmanagement.com

Fees Related to Property Transfer:

Working Capital Assessment \$350  
HOA Transfer Fee \$175  
CH&P Management Transfer Fee: \$195  
Refinance Fee: \$50  
Resale Certificate Fee: \$250  
Update Resale Certificate Fee: \$75  
Rush Resale Certificate Fee: Depending on number of business days up to \$150

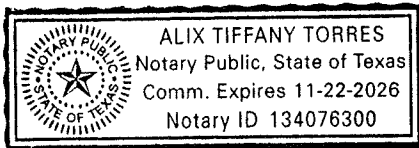
Executed this the 4th day of August, 2025.

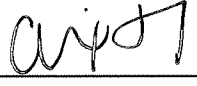
Montgomery Oaks Homeowners Association, Inc.

By:   
Savannah Carihfield  
CH&P Management LLC  
Managing Agent

THE STATE OF TEXAS           §  
   §  
COUNTY OF MONTGOMERY   §

This instrument was acknowledged before me on August 4th, 2025  
by Savannah Carihfield, CH&P Management, LLC the Managing Agent of Montgomery Oaks  
Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



  
Notary Public, State of Texas

*Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.*

**E-FILED FOR RECORD**

08/05/2025 09:32AM



*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.

**08/05/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas