# 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.<br><br>Montgomery Oaks Section 2, Final Plat - Clerk's File No. 2022088587, Real Property Records of Montgomery County, Texas<br><br>Montgomery Oaks Section 3 - Clerk's File No. 2023017566, Real Property Records of Montgomery County, Texas<br><br>Montgomery Oaks Section 4 - Clerk's File No. 2023052302, Real Property Records of Montgomery County, Texas<br><br>Montgomery Oaks Trail Street Dedication, Final Plat - Clerk's File No. 2021145347, Real Property Records of Montgomery County, Texas<br><br>Further described in Exhibit A to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Montgomery Oaks - Clerk's File No. 202401016, Official Records, Montgomery County, Texas |
| Recording Data for the Declaration(s): | Declaration of Covenants, Conditions and Restrictions for Montgomery Oaks - Clerk's File No. 2021048610, Official Records, Montgomery County, Texas |

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Montgomery Oaks - Clerk's File No. 2024010016, Official Records, Montgomery County, Texas

Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Montgomery Oaks - Clerk's File No. 2025110598, Official Records, Montgomery County, Texas

First Amendment to theSecond Amended and Restated Declaration of Covenants, Conditions and Restrictions for Montgomery Oaks - Clerk's File No. 2026010849, Official Records, Montgomery County, Texas

Association Information:

Montgomery Oaks Homeowners Association, Inc.
% CH&P Management LLC
PO Box 1920
Conroe, Texas 77305
Website: http://engage.goenumerate.com/s/MontgomeryOaks/
Phone: 936-570-0132

Designated Representative Information:

CH&P Management LLC
2200 N FM 3083 Rd W, Suite 101
Conroe, Texas 77304
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: $225
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 30th day of June, 2026.

Montgomery Oaks Homeowners Association, Inc.

By: _____

Savannah Crihfield
CH&P Management LLC
Managing Agent

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on June 30th, 2026 by Savannah Crihfield, CH&P Management, LLC the Managing Agent of Montgomery Oaks Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

ALIX TIFFANY TORRES
Notary Public, State of Texas
Comm. Expires 11-22-2026
Notary ID 134076300

_____
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.*

**Doc #: 2026074921**
**Pages 4**

**E-FILED FOR RECORD**
07/14/2026 03:43PM

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.

**07/14/2026**