

**MANAGEMENT CERTIFICATE**

**NORTHWOOD PINES HOMEOWNERS ASSOCIATION, INC.**  
**(In compliance with the Texas Property Code)**

1. The undersigned, being an Agent of Northwood Pines Homeowners Association, Inc. and in accordance with the Texas Property Code, does hereby certify as follows:
2. The name of the subdivision development is Northwood Pines (the “Development”).
3. The name of the Association is Northwood Pines Homeowners Association, Inc. (the “Association”).
4. The recording data for the Subdivision Development is as follows (All recorded in the Real Property Records of Montgomery County, Texas):
  - a. Bylaws and Resolutions:
    - i. Trash Can Policy RP-2025-62005
    - ii. Solar Energy & Generator Policy File # RP-2024-424017
    - iii. Fining and Enforcement Procedures File # RP-2024-379943
    - iv. Maintenance Agreement File # RP-2024-261573
    - v. Architectural Guidelines File # RP-2022-557118
    - vi. Third Amended Fence Guideline File # RP-2022-330486
    - vii. Second Amended Fence Guidelines File # RP-2022-41000
    - viii. Amended Fence Guideline File # RP-2020-318090
    - ix. Fence Guideline Resolution File # RP-2019-312389
    - x. Amendment to Bylaws File # 20120485354
    - xi. Document Retention Policy File # 20110526725
    - xii. Document Production Policy File # 20110526724
    - xiii. Collection Rules & Installment Plan Guidelines File # 20110526723
    - xiv. Resolution Regarding Deed Restriction Enforcement File # 20110071751
    - xv. Bylaws File # U636417
5. The recording data for the Declarations applicable to the Subdivision Development are as follows (all recorded in the Real Property Records of Montgomery County, Texas):
  - a. Declarations:
    - i. Amended & Restated Second Amendment to DCCRs File # 20130147401
    - ii. Second Supplemental Amendment to Declaration File # 20080413925
    - iii. First Amendment to Declaration File # 20070023235
    - iv. Fifth Supplemental Amendment to Declaration File # X365435
    - v. Fourth Supplemental Amendment to Declaration File # X068768
    - vi. Third Supplemental Amendment to Declaration File # W674246
    - vii. Second Supplemental Amendment to Declaration File # V918178
    - viii. First Supplemental Amendment to Declaration File # V436237
    - ix. Declarations of Covenants and Conditions File # U625828

6. The name and mailing address of the Association's Managing Agent:

Mailing address:

Clarity Consulting Corporation  
3431 Rayford Road, Suite #200-119  
Spring, Texas 77386  
(281) 528-4833  
briand@theclaritycorp.com

7. As required by Texas Property Code Section 207.006, the website that contains the dedicatory instruments for the Association is www.nwpines.com.

8. Fees charged by the Association relating to a property transfer are:

Transfer fee: \$225.00

Resale Certificate fee: \$375.00

This management certificate is effective as of the 26<sup>th</sup> day of March 2025.

NORTHWOOD PINES HOMEOWNERS ASSOCIATION, INC.



By: Ashleigh Musselman, Agent

STATE OF TEXAS

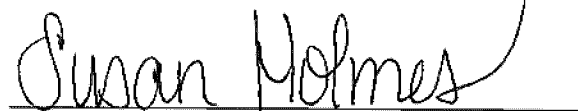
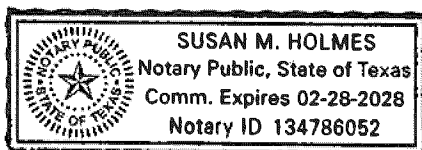
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MONTGOMERY COUNTY

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This instrument was acknowledged before me on 26<sup>th</sup> day of March 2025, by Ashleigh Musselman, Agent of Northwood Pines Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.

  
Notary Public

**E-FILED FOR RECORD**

**03/26/2025 04:31PM**



*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.

**03/26/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas