PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE WILDWOOD ESTATES ONE PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

The undersigned, being the Managing Agent of Wildwood Estates One Property Owners Association .(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:

Wildwood Estates One

Name of Association:

Wildwood Estates One Property Owners Association

Recording Data for the Subdivision:

The recording information of the subdivision: A legal description of the acreage known as WILDWOOD ESTATES, a subdivision in Montgomery County, Texas, comprised of Sixty (60) acreage tracts, for a total of 308.19131 acres, of which a portion designated by recorded instrument has been set aside as a commercial reserve, and of which the remainder has been set aside for residential purposes, said acreage for said residential purposes having been designated as Lots Two (2) through Fifty (50), A, A-1, B, B-1, B-2, C-1,C-1-A, C-2, C-2A, C-3, C-4, and D, D-1 and D-N/PT, Fifty-Three (53) residential lots in all, said 308.19131 acre tract being located in the John B. Richards Survey, A-449, and the Charles Frazier Survey, A-206, as per plat dated January 5, 1977, signed by Harold B. Fisher, Registered Public Surveyor No. 558, and being those same tracts described in instruments filed under Clerk's File No. 8220159, Film Code No. 133-01-0530, et seq., of the Official Public Records of Montgomery County, Texas.

Recording Data for the Declaration(s):

"Restrictions, Covenants and Conditions" set forth in Volume 1022, Page 753 and Volume 1031, Page 358 of the Deed Records and under clerk's File No. 8220159, Film Code No. 133-01-0530 of Official Public Records of Montgomery County, Texas, and as thereafter amended and duly recorded under Clerk's File Nos. 8611171, 9244949, 9780150, 9809585, 9840691, 9882685, 99089424, 2002-009745, 2004-020348, 2005032389, 2006-005634 of the Official Public Records of Montgomery County, Texas

Association Information:

Wildwood Estates One Property Owners

Association

c/o CH&P Management LLC

PO Box 1920

Conroe, Texas 77305

Website: engage.goenumerate.com/s/wildwoodestatesone/

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:

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 24th day of Angust, 2023

Wildwood Estates One Property Owners Association

By:

Savannah Crihfield CH&P Management LLC

Managing Agent

This instrument was acknowledged before me on August 24, 2023, by Savannah Crihfield, CH&P Management LLC, the Managing Agent of Wildwood Estates One Property Owners Association, 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.

Doc #: 2023080480

Pages 4

E-FILED FOR RECORD

08/24/2023 03:16PM



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.

08/24/2023

County Clerk, Montgomery County, Texas