

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Grand Texas Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Grand Texas	Montgomery County Clerk's File No. 2020043188	Cabinet Z, Sheets 7047-7051; Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment/Lennar Co-Declarant)	Montgomery County Clerk's File No. 2023010791	As stated in said Declarations
Supplemental Declaration of Covenants, Conditions and Restrictions for Pinewood at Grand Texas (Annexation - Section 2)	Montgomery County Clerk's File No. 2022026639	Cabinet Z, Sheets 8107-8112; Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Pinewood at Grand Texas (Annexation - Section 3)	Montgomery County Clerk's File No. 2021156852	Cabinet Z, Sheets 7581-7585; Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Pinewood at Grand Texas (Annexation - Sections 4, 5, and 6)	Montgomery County Clerk's File No. 2023014027	Cabinet Z, Sheets 9266-9269 (Pinewood at Grand Texas, Section 4); Cabinet Z, Sheets 9270-9275 (Pinewood at Grand Texas, Section 5); and Cabinet Z, Sheets 9276-9280 (Pinewood at Grand Texas, Section 6); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Pinewood at Grand Texas (Annexation - Sections 7 and 8)	Montgomery County Clerk's File No. 2023075176	Cabinet Z, Sheets 9673-9677 (Pinewood at Grand Texas, Section 7); and Cabinet Z, Sheets 9678-9682 (Pinewood at Grand, Texas, Section 8); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration

<b>Certificate of Formation; By-Laws; Builder Guidelines</b>	<b>Montgomery County Clerk's File No. 2021034652</b>	<b>As stated in said Declarations</b>
<b>Records Production and Copying Policy</b>	<b>Montgomery County Clerk's File No. 2021034653</b>	<b>As stated in said Declarations</b>
<b>Solar Energy Devices Guidelines</b>	<b>Montgomery County Clerk's File No. 2021034654</b>	<b>As stated in said Declarations</b>
<b>Flag Display Guidelines</b>	<b>Montgomery County Clerk's File No. 2021034655</b>	<b>As stated in said Declarations</b>
<b>Shingle Criteria</b>	<b>Montgomery County Clerk's File No. 2021034656</b>	<b>As stated in said Declarations</b>
<b>Standby Electric Generator Guidelines</b>	<b>Montgomery County Clerk's File No. 2021034657</b>	<b>As stated in said Declarations</b>
<b>Document Retention Policy</b>	<b>Montgomery County Clerk's File No. 2021034658</b>	<b>As stated in said Declarations</b>
<b>Rainwater Harvesting System Guidelines</b>	<b>Montgomery County Clerk's File No. 2021034659</b>	<b>As stated in said Declarations</b>
<b>Collection/Payment Plan Policy</b>	<b>Montgomery County Clerk's File No. 2021034660</b>	<b>As stated in said Declarations</b>
<b>Builder Guidelines dated 05/21/21</b>	<b>Montgomery County Clerk's File No. 2021079198</b>	<b>As stated in said Declarations</b>
<b>Community Policies Manual</b>	<b>Montgomery County Clerk's File No. 2023105491</b>	<b>As stated in said Declarations</b>

Updated Community Policies  
Manual [Collection/Payment  
Plan Policy; Records  
Production/Copying Policy;  
Document Retention Policy;  
Solar Energy Devices Policy;  
Shingles Criteria; 209  
(Violations) Hearing Policy;  
Flag Display Policy; Standby  
Electric Generator Policy;  
Rainwater Harvesting System  
Policy; Swimming Pool  
Enclosures Policy; Religious  
Display Policy; Security  
Measures Policy; Statutory  
Notice of Posting and  
Recordation of Association  
Governance Documents; Email  
Registration Policy; Meeting  
Media Policy; Fining and  
Enforcement Policy; Advisory  
Committee Policy; Board  
Member Conduct Policy]

Montgomery County  
Clerk's File No.  
2024101776

As stated in said Declarations

Name and Mailing Address for Association

Grand Texas Community Association  
c/o King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024

Name and Mailing Address of Person Managing  
the Association or its Designated Representative

King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024

Telephone Number to contact the Association

(713) 956-1995

Email Address to contact the Association

kpm@kpmtx.com

Association Website

www.kpmtx.com

Transfer of Title Fees

Transfer Fee: \$300.00  
Resale Certificate Fee: \$300.00  
Capitalization Fee: 50% of the Annual Assessment

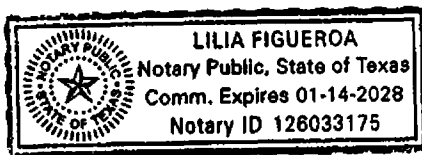
Executed on this the 18 day of December, 2024.

Grand Texas Community Association, a Texas non-profit corporation, acting by and through its managing agent, LiLep, LLC, a Texas limited liability company d/b/a King Property Management

E. Parise  
Eddie Parise, Property Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 18 day of December, 2024, by Eddie Parise, Property Manager with LiLep, LLC, a Texas limited liability company d/b/a King Property Management, the managing agent for Grand Texas Community Association, a Texas non-profit corporation, on behalf of said entity.



[Signature]  
Notary Public, State of Texas

When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056

**E-FILED FOR RECORD**

12/19/2024 10:11AM



*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.

**12/19/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas