

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
HOMEOWNERS ASSOCIATION AT MAGNOLIA RIDGE, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

Homeowners Association at Magnolia Ridge, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the association is Homeowners Association at Magnolia Ridge, Inc.;
- (2) The subdivision name(s), and recording data, recorded in the Map Records of Montgomery County, Texas, are as follows:
 - (a) Magnolia Ridge, Section XIV, under Document No. 2022021498, and Cabinet Z, Sheets 8259-8263;
- (3) The Declarations for the Association are recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge Section XIV, recorded under Clerk's File No. 2022049852;
- (4) the name and mailing address of the Association is Homeowners Association at Magnolia Ridge, Inc., c/o FirstService Residential, 2925 Briar Park, Suite 700, Houston, Texas 77042.
- (5) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) FirstService Residential, 2925 Briar Park, Suite 700, Houston, Texas 77042
 - (b) 877-253-9689
 - (c) houston@fsresidential.com
- (6) The Association's website address is:

<https://magnoliaridge.connectresident.com/>
- (7) The following fees are charged by the Association relating to a property transfer in the Subdivision:
 - (a) Transfer Fee - \$340.00

- (b) Resale Certificate Fee - \$375.00;
- (c) Updated Resale Certificate - \$75.00;
- (d) Refinance Statement of Account - \$100.00;
- (e) Welcome Packet Fee - \$26.50

(8) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 23 DAY OF October, 2024.

By: Joni Pursley, on behalf of
FirstService Residential, Managing Agent for
Homeowners Association at Magnolia Ridge, Inc.

Joni Pursley
Print Name

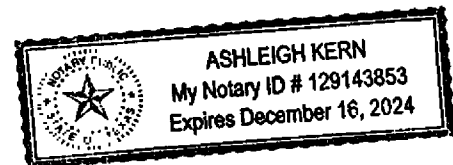
STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential, Managing Agent for Homeowners Association at Magnolia Ridge, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of October, 2024.

Ashleigh Kern
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MAIA BARTEE
Assistant General Counsel
FirstService Residential
14951 Dallas Pkwy Suite 600 Dallas, TX 75254



E-FILED FOR RECORD

10/28/2024 03:40PM



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.

10/28/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas