

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Moran Ranch 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 Moran Ranch	Montgomery County Clerk's File No. 2023022246	Cabinet Z, Sheets 9158-9163 (Moran Ranch, Section 1); and Cabinet Z, Sheets 9154-9157 (Moran Ranch, Section 2); Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Moran Ranch (Annexation - Sections 4, 6)	Montgomery County Clerk's File No. 2023119231	Cabinet AA, Sheets 26-29 (Moran Ranch, Section 4); and Cabinet AA, Sheets 19-25 (Moran Ranch, Section 6); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Moran Ranch (Annexation - Sections 3, 5)	Montgomery County Clerk's File No. 2024036515	Cabinet AA, Sheets 0327-0333 (Moran Ranch, Section 3); and Cabinet AA, Sheets 0321-0326 (Moran Ranch, Section 5); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Montgomery County Clerk's File No. 2024057054	As stated in said Declaration
Fourth Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Montgomery County Clerk's File No. 2024122098	As stated in said Declaration
Certificate of Formation; By- Laws; and Builder Guidelines	Montgomery County Clerk's File No. 2023070573	As stated in said Declarations
Community Policies Manual	Montgomery County Clerk's File No. 2023070572	As stated in said Declarations

Updated Community Policies
Manual

Montgomery County
Clerk's File No.
2023100789

As stated in said Declarations

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

Montgomery County
Clerk's File No.
2025107875

As stated in said Declarations

Name and Mailing Address for Association

Moran Ranch Community Association
c/o ACMI
12603 Louetta Road, Suite 101
Cypress, Texas 77429

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

ACMI
12603 Louetta Road, Suite 101
Cypress, Texas 77429

Telephone Number to contact the Association

(281) 251-2292

Email Address to contact the Association

info@acmimgmt.com

Association Website

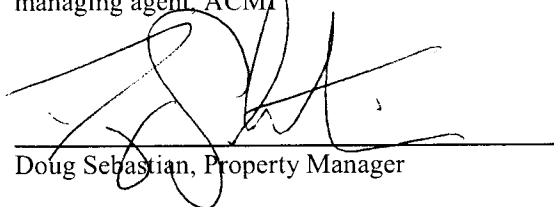
www.acmimgmt.com

Transfer of Title Fees

Transfer Fee:	\$250.00
Resale Certificate Fee	\$275.00
Refinance Fee:	\$135.00
Quote Fee:	\$13.00 per quote requested
Capitalization Fee:	50% of annual assessment

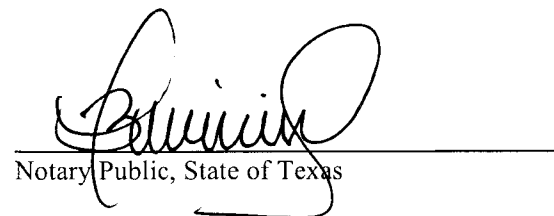
Executed on this the 23rd day of October, 2025.

Moran Ranch Community Association, a Texas non-profit corporation, acting by and through its managing agent, ACMI

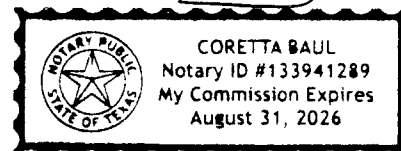

Doug Sebastian, Property Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23rd day of October, 2025, by Doug Sebastian, Property Manager with ACMI, the managing agent for Moran Ranch Community Association, a Texas non-profit corporation, on behalf of said entity.


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

10/24/2025 11:57AM



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.

10/24/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas