

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
NORTHSTAR COMMUNITY ASSOCIATION, INC.**

The undersigned certifies that Amity Community Management Group, LLC is the duly appointed and acting management company for Northstar Community Association, Inc. (the "Association"). The Association is the property owners' association for Northstar Townhomes, situated on 3.45 acres, more or less, out of Reserve B, Lake Conroe Hills Subdivision Section 1, Montgomery County, Texas, recorded in Cabinet A, Sheet 91, Map Records, Montgomery County, Texas (the "Subdivision"). This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

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| Name of Subdivisions: | <ul style="list-style-type: none">• Northstar Townhomes |
| Name of Association: | <ul style="list-style-type: none">• Northstar Community Association, Inc. |
| Recording Data for the Subdivision: | <ul style="list-style-type: none">• <i>Northstar Townhomes, part of Reserve B, Lake Conroe Hills Subdivision Section 1</i> – Clerk's File No. 305817 [Cabinet A, Sheet 91, Map Records], Official Records, Montgomery County, Texas |
| Recording Data for the Restrictions: | <ul style="list-style-type: none">• <i>Declaration of Covenants, Conditions and Restrictions for Northstar Townhomes</i>, recorded under Clerk's File No. 2007-074166, Official Records, Montgomery County, Texas |
| Recording Data for Relevant Instruments: | <ul style="list-style-type: none">• <i>Certificate of Formation</i>, recorded under Clerk's File No. 2020-050118, Official Records, Montgomery County, Texas• <i>Bylaws</i>, recorded under Clerk's File No. 2020-144304, Official Records, Montgomery County, Texas• <i>Architectural Control Guidelines and Regulations</i>, recorded under Clerk's File No. 2020-144305, Official Records, Montgomery County, Texas• <i>Fine Schedule</i>, recorded under Clerk's File No. 2020-144307, Official Records, Montgomery County, Texas• <i>Payment Plan Policy</i>, recorded under Clerk's File No. 2020-144306, Official Records, Montgomery County, Texas• <i>Records Production Policy</i>, recorded under Clerk's File No. 2020-144308, Official Records, Montgomery County, Texas• <i>Records Retention Schedule</i>, recorded under Clerk's File No. 2020-144309, Official Records, Montgomery County, Texas• <i>Policy Regarding Board Actions Via Email</i>, recorded under Clerk's File No. 2020-144310, Official Records, Montgomery County, Texas |

Website: • N/A

Transfer Fee/Refinance Fee: • **\$175.00** to **Northstar Community Association, Inc.**

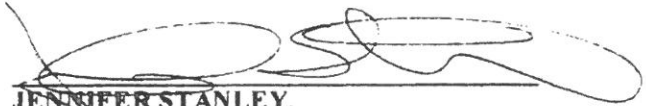
Resale Certificate Fee • **\$375.00** to **Amity Community Management Group, LLC**

Mailing Address of the Association: Northstar Community Association, Inc.
c/o Amity Community Management Group, LLC
96 Beach Walk Boulevard., Suite 207
Conroe, Texas 77304

Name and Mailing Address of Person Managing the Association or Designated Representative: Jennifer Stanley
Amity Community Management Group, LLC
96 Beach Walk Boulevard., Suite 207
Conroe, Texas 77304
Tel: 936-703-5256
FAX: 936-703-5258

Signed this 25 day of January, 2022.

AMITY COMMUNITY MANAGEMENT GROUP, LLC

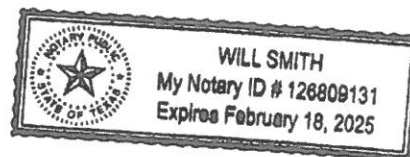

JENNIFER STANLEY,
Managing Agent

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 25 day of January, 2022, by **JENNIFER STANLEY**, as Managing Agent of **AMITY COMMUNITY MANAGEMENT GROUP, LLC**, the management company for **NORTHSTAR COMMUNITY ASSOCIATION, INC.**, a Texas nonprofit corporation, on behalf of said corporation.


Notary Public - State of Texas

AFTER RECORDING RETURN TO:
BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



E-FILED FOR RECORD

01/27/2022 12:45PM



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.

01/27/2022



County Clerk
Montgomery County, Texas