

**MANAGEMENT CERTIFICATE
OF
MADERA RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer Madera Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Madera.
2. The name of the association: Madera Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property located in Montgomery County, Texas, as more particularly described in Exhibit "A" to that certain Declaration of Covenants, Conditions and Restrictions for Madera, recorded as Document No. 2025111041, in the Official Public Records of Montgomery County, Texas as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any supplements or amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the association: Madera Residential Community, Inc., c/o Vision Communities Management, 1400 Woodlock Forest Drive, Suite 250, The Woodlands, TX 77380
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: Vision Communities Management
Attn: Sharon Davis
Mailing Address: 1400 Woodlock Forest Drive, Suite 250
The Woodlands, TX 77380
Telephone Number: 972-612-2303 x3303
Email Address: Sharon@vcmtexas.com

7. Website to access the Association's dedicatory instruments: <https://vcmtexas.com/>.
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - fifty percent (50%) of annual Regular Assessments

Reserve Fund Contribution – one hundred percent (100%) of annual Regular Assessments

Transfer Fee - \$250.00

Resale Certificate Fee - \$340.00

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date it is recorded in the Official Public Records of Montgomery County, Texas.

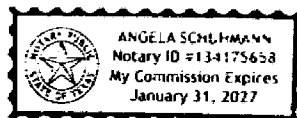
MADERA RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation

By: *Suzanne Brann*
Printed Name: SUZANNE BRANN
Title: HOA SPECIALIST

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 21ST day of OCTOBER, 2025, by SUZANNE BRANN, the HOA SPECIALIST of Madera Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



ASh
Notary Public Signature

AFTER RECORDING RETURN TO:

Mark D. Grobmyer, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: mgrobmyer@winstead.com

ATTACHMENT 1
RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Madera, recorded as Document No. 2025111041, Official Public Records of Montgomery County, Texas.
2. Madera Community Manual, recorded as Document No. 2025111641, Official Public Records of Montgomery County, Texas.
3. Madera Adoption of Working Capital Assessment, recorded as Document No. 2025124038, Official Public Records of Montgomery County, Texas.
4. Madera Adoption of Reserve Fund Contribution, recorded as Document No. 2025124309, Official Public Records of Montgomery County, Texas.

E-FILED FOR RECORD

12/03/2025 11:26AM



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.

12/03/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas