

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
MONTGOMERY KNIGHTS CROSSING HOMEOWNERS ASSOCIATION, INC.

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THE STATE OF TEXAS       §  
  §  
COUNTY OF MONTGOMERY   §

The undersigned, being the Managing Agent for Montgomery Knights Crossing Homeowners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Knights Crossing Townhomes.
2. Name of Association: The name of the Association is Montgomery Knights Crossing Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. The Woodlands Village of Sterling Ridge, Section Eighty-One (81), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheet 486 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps and plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.
    - (2) First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Knights Crossing Townhomes.
  - b. Recording Information:
    - (1) Montgomery County Clerk's File No. 2007-098428.
    - (2) Montgomery County Clerk's File No. 2022150666.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Montgomery Knights Crossing Homeowners Association, Inc. c/o Community Management Innovation, 25211 Grogan's Mill Road, Suite 313, The Woodlands, Texas 77380.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Mike Hughes c/o Community Management Innovation. Address: 25211 Grogan's Mill Road, Suite 313, The Woodlands, Texas 77380. Phone No.: 936.521.6900. Email Address: mhughes@cmicare.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.cmicare.com](http://www.cmicare.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$225.00
Transfer Fee/Refinance Fee	\$175.00
Cash Reserve [Declaration Article IX, Section 9.9]	Each purchaser of a lot agrees, at the time of closing, to pay to the Association's cash reserve account an amount equal to two (2) times the monthly General Assessment. The Cash Reserve amount must be confirmed with the Association.

Executed on this 19th day of JUNE, 2023.

**MONTGOMERY KNIGHTS CROSSING  
HOMEOWNERS ASSOCIATION, INC.**

By: Community Management Innovation,  
Managing Agent

  
Mike Hughes, Principal

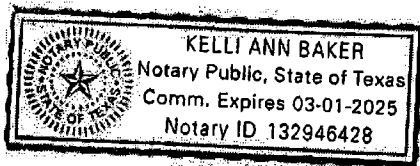
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a

title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §

COUNTY OF Montgomery §

BEFORE ME, the undersigned notary public, on this 19th day of June, 2023 personally appeared Mike Hughes, Principal of Community Management Innovation, Managing Agent for Montgomery Knights Crossing Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Kelli Ann Baker  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

06/22/2023 08:39AM



*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.

**06/22/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas