

**MONTGOMERY MAGNOLIA SPRINGS HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Montgomery Magnolia Springs Homeowners Association, Inc.** (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:

**Name of the Subdivision:** Magnolia Springs.

**Name of the Association:** Montgomery Magnolia Springs Homeowners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Montgomery County, Texas, as follows;

- (a) Magnolia Springs, Sec 1, recorded in Cabinet Z, Sheets 7930-7932, along with any supplements or replats thereof;
- (b) Magnolia Springs, Sec 2, recorded under Document No. 2022010294 and Image Code 734-15-0062, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Montgomery County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Magnolia Springs, under Clerk's Document No. 2022010294, along with any amendments or supplements thereto;
- (b) By-Laws of the Montgomery Magnolia Springs Homeowners Association, Inc., under Clerk's Document No 2022008649.

**Name and Mailing Address for Association**

Montgomery Magnolia Springs Homeowners Association, Inc.  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department

11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

**Website Address of the Association**  
[www.PMGHouston.com](http://www.PMGHouston.com)

**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite

\$125 for 3 day expedite

Capitalization Fee by the first owner thereof, **other than a Homebuilder**, purchaser pays an amount equal to 50% of the annual assessment rate for that year.

Executed on this the 8<sup>th</sup> day of March, 2022

Montgomery Magnolia Springs Homeowners Association, Inc.,  
acting by and through its managing agent, Principal Management  
Group of Houston



Ann Osuna, Community Director

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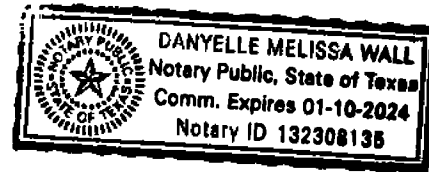
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This instrument was acknowledged before me on the 8<sup>th</sup> day of March, 2022 by Ann Osuna, Community Director with Principal Management Group of Houston, the managing agent for Montgomery Magnolia Springs Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041



**E-FILED FOR RECORD**

**09/09/2022 08:37AM**




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.

**09/09/2022**



County Clerk  
Montgomery County, Texas