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PROPERTY OWNERS ASSOCIATION OF FOREST RIDGE (SPRING), INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Property Owners Association of Forest Ridge (Spring), 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:** Forest Ridge Sections 1, 2 and 3.

RP-2023-31213  
01/30/2023 RP1 \$30.00

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**Name of the Association:** Property Owners Association of Forest Ridge (Spring), Inc.

**Recording Data for Association:**

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

- (a) Forest Ridge Sec 1, recorded under Volume 589, Page 133, along with any supplements or replats thereof;
- (b) Forest Ridge Sec 2, recorded under Volume 602, Page 010, along with any supplements or replats thereof;
- (c) Forest Ridge Sec 3, recorded under Volume 615, Page 089, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

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

- (a) Declaration of Covenants, Conditions and Restrictions for Forest Ridge, under Harris County Clerk's File No. Z119834, along with any amendments or supplements thereto;
- (b) Bylaws of Property Association of Forest Ridge (Spring), Inc., under Clerk's File No. Z204085;
- (c) First Supplement Declaration of Covenants, Conditions and Restrictions for Forest Ridge, Annexation of Forest Ridge Section 2, under Clerk's File No. Z532458;
- (d) Second Supplement Declaration of Covenants, Conditions and Restrictions for Forest Ridge, Section 3, under Clerk's File No. 20070654084;
- (e) Amendment to the Declaration of Covenants, Conditions and Restrictions for Forest Ridge, under Clerk's File No. 20080590753;
- (f) Fine Policy for Property Owners Association of Forest Ridge, Inc., under Clerk's File No. 20100502492;
- (g) Property Owners Association of Forest Ridge (Spring), Inc. Collection Policy, under Clerk's File No. 20120002690;
- (h) Records Retention Policy for the Property Owners Association of Forest Ridge (Spring), Inc., under Clerk's File No. 20120002690;
- (i) Payment Plan Policy for the Property Owners Association of Forest Ridge (Spring), Inc., under Clerk's File No. 20120002690;
- (j) Membership Voting Policy for the Property Owners Association of Forest Ridge (Spring), Inc., under Clerk's File No. 20120002690;
- (k) Email Registration Policy for the Property Owners Association of Forest Ridge (Spring), Inc., under Clerk's File No. 20120002690;
- (l) Architectural Guidelines for Flag Poles, Solar Panels, Rain Barrels and Religious Displays for the Property Owners Association of Forest Ridge (Spring), Inc., under Clerk's File No. 20120002690;

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- (m) Records Inspection Policy for the Property Owners Association of Forest Ridge (Spring), Inc., under Clerk's File No. 20120002690;
- (n) Amendment to the Bylaws of Property Owners Association of Forest Ridge (Spring), Inc., under Clerk's File No. 20120519158;
- (o) Records Retention Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (p) Records Inspection Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (q) Payment Plan Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (r) Membership Voting Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (s) E-Mail Registration Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (t) Religious Item Display Guidelines for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (u) Solar Energy Device Guidelines for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (v) Roofing Material Guidelines for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (w) Rainwater Collection Devices Guidelines for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (x) Flag Display Guidelines for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (y) Drought-Resistant Landscaping and Natural Turf Guidelines for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (z) Assessment Collection Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (aa) Violation Enforcement Resolution for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (bb) Application of Payments Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (cc) Conflict of Interest Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20140045903;
- (dd) Uncurable Violation Enforcement Resolution for the POA of Forest Ridge (Spring), under Clerk's File No. 20150535497;
- (ee) Payment Plan Policy for the POA of Forest Ridge (Spring), under Clerk's File No. 20150535497;
- (ff) Electronic and Telephonic Action Policy for the POA of Forest Ridge (Spring), Inc., under Clerk's File No. 20150535497;
- (gg) Standby Electric Generators Guidelines for the POA of Forest Ridge (Spring), under Clerk's File No. 20150535497.

**Name and Mailing Address for Association**

Property Owners Association of Forest Ridge (Spring), 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)

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**Website Address of the Association**

www.townsq.io

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

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$95.00

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

Community Enhancement Fee: The Greater of \$100.00 or .15% of the Sales Price of the Lot Shall be Paid by Each Seller and Purchaser at Every Closing

Executed on this the 9<sup>th</sup> day of January, 2023

Property Owners Association of Forest Ridge (Spring), Inc., acting  
by and through its managing agent, Principal Management Group of  
Houston

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Ann Osuna, Community Director

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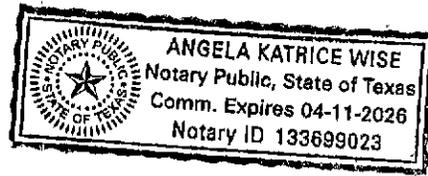
STATE OF TEXAS       §  
                                  § COUNTY OF  
HARRIS   §

This instrument was acknowledged before me on the 21<sup>st</sup> day of January, 2023 by Ann Osuna, Community Director with Principal Management Group of Houston, the managing agent for Property Owners Association of Forest Ridge (Spring), Inc., a Texas nonprofit corporation, on behalf of such corporation.

  
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Notary Public, State of Texas

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



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FILED FOR RECORD

8:00:00 AM

Monday, January 30, 2023

*Laneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, January 30, 2023



*Laneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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