

SENDERA RANCH PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Sendera Ranch Property Owners Association** (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: Sendera Ranch, Section One (1);
Sendera Ranch, Section Two (2).

Name of the Association: Sendera Ranch Property Owners Association.

Recording Data for Association:

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

- (a) Sendera Ranch Section One (1), recorded in File No. 9300643 and Cabinet G, Sheets 088A and 089A of the Montgomery County Map Records, along with any supplements or replats thereof;
- (b) Sendera Ranch Section Two (2), recorded in Document No. 9322732 and Cabinet G, Sheet 120A of the Montgomery County Map Records, 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 Sendera Ranch Section One (1), recorded under Document No. 9301525, Official Public Records of Montgomery County, Texas;
- (b) Declaration of Covenants, Conditions and Restrictions for Sendera Ranch Section Two (2), recorded under Document No. 9323100, Official Public Records of Montgomery County, Texas;
- (c) First Amendment of Sendera Ranch, Section Two Covenants, Conditions and Restrictions, under Clerk's Document No. 9531135;
- (d) Amendments to Declarations of Covenants, Conditions and Restrictions for Sendera Ranch, Sections One (1) and Two (2), under Clerk's Document No. 2002129695;
- (e) Amendment to Declaration of Covenants, Conditions and Restrictions for Sendera Ranch, Sections One (1) and Two (2), under Clerk's Document No. 2017029503;
- (f) By-Laws of Sendera Ranch Property Owners Association, under Clerk's Document No. 2007117904;
- (g) Sendera Ranch Architectural Control Committee Building and Lot Maintenance Guidelines and Fence Policies, under Clerk's Document No. 9630163;
- (h) Affidavit Regarding Pool and Guests/Servants House Guidelines, under Clerk's Document No. 2001041737;
- (i) First Amended Sendera Ranch Architectural Control Committee Building and Lot Maintenance Guidelines and Fence Policies, under Clerk's Document No. 2007009564;
- (j) Corporate Secretary's Certificate of Sendera Ranch Property Owners Association, under Clerk's Document No. 2008023212;
- (k) Sendera Ranch Property Owners Association Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's Document No. 2013029803;
- (l) Sendera Ranch Property Owners Association Books and Records Production Policy, under Clerk's Document No. 2013029807;
- (m) Sendera Ranch Property Owners Association Records Retention Policy, under Clerk's Document No. 2013029808;

- (n) Sendera Ranch Property Owners Association Payment Plan Policy, under Clerk's Document No. 2013029809;
- (o) Sendera Ranch P.O.A. Inc. Assessment Collection Policy, under Clerk's Document No. 2018070921;
- (p) Notice of Dedicatory Instruments for Sendera Ranch Property Owners Association, under Clerk's Document No. 2018115317;
- (q) Sendera Ranch Property Owners Common Area Rules and Restrictions, under Clerk's Document No. 2019026982.

Name and Mailing Address for Association

Sendera Ranch Property Owners Association
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

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: \$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

Executed on this the 7th day of January, 2022

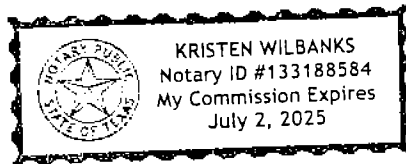
Sendera Ranch Property Owners Association, acting by and
through its managing agent, Principal Management Group of
Houston

Surina Wright

Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Sendera Ranch Property Owners Association, a Texas nonprofit corporation, on behalf of such corporation.



Kristen Wilbanks

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

01/20/2022 03:16PM



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.

01/20/2022



County Clerk
Montgomery County, Texas