

[illegible]

- (1) The name of the subdivision is Wedgewood, Section One.
- (2) The name of the association is Wedgewood Property Owners Association, Inc.
- (3) The subdivision's plat is recorded in the Real Property Records of Montgomery County, Texas, as follows:

- a. Declaration of Covenants, Conditions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements (Single Family), filed for record in the Real Property Records of Montgomery County, Texas, under Document No. 8408127;
- b. Assignment of Declarant's Interest in Restrictions, filed for record in the Real Property Records of Montgomery County, Texas, under Document No. 9008180;
- c. Corporate Certificate, filed for record in the Real Property Records of Montgomery County, Texas, under Document No. 2017019598.

WedgeWood Property Owners Association, Inc.,  
P.O. Box 1958  
Conroe, Texas 77304.

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. Scott Mrosko;
- b. P.O. Box 1958, Conroe, Texas 77301;
- c. (936) 232-5385;
- d. [rsmrosko@gmail.com](mailto:rsmrosko@gmail.com).

(7) The Association's website address is: [wedgewoodpropertyownersassociationinc.com](http://wedgewoodpropertyownersassociationinc.com)

(8) The following fees are charged by the Association relating to a property transfer in the

Subdivision:

- a. Transfer Fee: \$125.00;
- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association.

**[CERTIFICATION AND ACKNOWLEDGMENT TO FOLLOW]**

SIGNED THIS 27 DAY OF Oct, 2021.

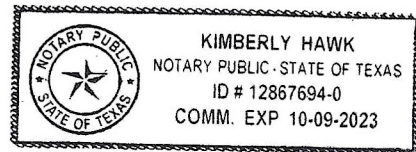
By: [Signature], Designated Representative for Wedgewood  
Property Owners Association, Inc.

Scott Mrosko  
Print Name

STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY



BEFORE ME, the undersigned authority, on this day personally appeared Russel Mrosko, Designated Representative for Wedgewood Property Owners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 27 day of October, 2021.

[Signature]  
Notary Public, State of Texas