

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
WYNGATE TOWNHOMES AT EAST SHORE OWNERS ASSOCIATION, INC.**

The undersigned, being the Managing Agent for Wyngate Townhomes at East Shore Owners 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 Wyngate Townhomes at East Shore.
2. Name of Association: The name of the Association is Wyngate Townhomes at East Shore Owners Association, Inc.
3. Recording Data for the Subdivision:

Wyngate Terrace at East Shore, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 145-150 and under Clerk's File No. 2005-129144 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration and any amendments to the Declaration:

Declaration of Covenants, Conditions, and Restrictions for Wyngate Townhomes at East Shore, recorded under Clerk's File No. 2006-090085, Image Code 144-11-2102, in the Official Public Records of Real Property of Montgomery County, Texas; and

Supplemental Declaration of Covenants, Conditions, and Restrictions for Wyngate Townhomes at East Shore (Amendment), recorded under Clerk's File No. 2007-089823, Image Code 405-11-0953, in the Official Public Records of Real Property of Montgomery County, Texas.

5. Name and Mailing Address of the Association:

Wyngate Townhomes at East Shore Owners Association, Inc.
c/o RISE Association Management Group, LLC
3131 Eastside, Street, Ste. 130
Houston, Texas 77098.

6. The Name, Mailing Address, Telephone Number, and E-Mail Address of the Association's Designated Representative:

Wyngate Townhomes at East Shore Owners Association, Inc.
c/o RISE Association Management Group, LLC
3131 Eastside Street, Suite 130
Houston, Texas 77098
713-936-9200.
info@riseamg.com

7. The Website Address on which the Association's Dedicatory Instruments are Available in accordance with Texas Property Code Section 209.006:

www.wyngatetownhomes.org.

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	\$350.00
Transfer Fee	\$300.00 to Wyngate Townhomes at East Shore Owners Association, Inc.(pursuant to Article IV, Section 9 of the Declaration); and \$200.00 to RISE Association Management Group, LLC
Statement of Account	\$100.00
Capitalization Fee (Declaration Article IV, Section 4A)	Each Owner shall be obligated to pay a Capitalization Fee in the amount of 3 months of the then monthly assessment to the Association at the time it purchases a Unit. For the year 2022 the Capitalization Fee is \$1,290.00. For future years, the Capitalization Fee must be confirmed with the Association.

NOTE: This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision and/or the Association, 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.

**WYNGATE TOWNHOMES AT EAST SHORE
OWNERS ASSOCIATION, INC.**

By: RISE Association Management Group, LLC,
its Managing Agent

By: [Signature]

Printed Name: Joan Emcke

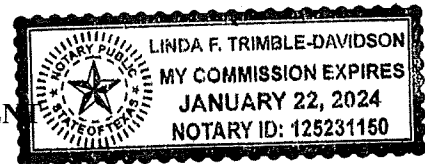
Title: MANAGING AGENT

STATE OF TEXAS

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ACKNOWLEDGMENT

MONTGOMERY COUNTY



BEFORE ME, THE UNDERSIGNED AUTHORITY, on this 22 day of November, 2022
personally appeared Joan Emcke, _____ of
RISE Association Management Group, LLC, a Texas limited liability company, Managing Agent for
Wyngate Townhomes at East Shore Owners Association, Inc., a Texas non-profit corporation, 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.

[Signature]
Notary Public - the State of Texas

E-FILED FOR RECORD

11/28/2022 08:53AM



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.

11/28/2022



County Clerk
Montgomery County, Texas