

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Magnolia Ridge Community Association, a Texas non-profit corporation, (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:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Restated and Amended Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge	Montgomery County Clerk's File No. 2025057674	As stated in said Declarations
Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge (Sections 1, 2 and 3)	Montgomery County Clerk's File No. 2019073320	Cabinet Z, Sheets 5910-5913 (Magnolia Ridge Forest, Section 1); Cabinet Z, Sheets 5915-5917 (Magnolia Ridge Forest, Section 2); and Cabinet Z, Sheets 5918-5921 (Magnolia Ridge Forest, Section 3); Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Montgomery County Clerk's File No. 2020121102	As stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment/Lennar Co-Declarant)	Montgomery County Clerk's File No. 2022008176	As stated in said Declaration
Third Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Montgomery County Clerk's File No. 2024057034	As stated in said Declaration
Fourth Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Montgomery County Clerk's File No. 2024122093	As stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Sections 4, 5 and 6)	Montgomery County Clerk's File No. 2020078692	Cabinet Z, Sheets 6255-6258 (Magnolia Ridge Forest, Section 4); Cabinet Z, Sheets 6152-6156 (Magnolia Ridge Forest, Section 5); and Cabinet Z, Sheets 6157-6159 (Magnolia Ridge Forest, Section 6); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration

Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Sections 8, 9 and 10)	Montgomery County Clerk's File No. 2021049427	Cabinet Z, Sheets 7020-7022 (Magnolia Ridge Forest, Section 8); Cabinet Z, Sheets 7023-7026 (Magnolia Ridge Forest, Section 9); Cabinet Z, Sheets 6934-3938 (Magnolia Ridge Forest, Section 10); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Section 7 and Common Areas Section 8)	Montgomery County Clerk's File No. 2021175475	Cabinet Z, Sheets 7557-7561 (Magnolia Ridge Forest, Section 7); and Cabinet Z, Sheets 70202-7022 (Magnolia Ridge Forest, Section 8, Reserve A); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Sections 11-16)	Montgomery County Clerk's File No. 2022062422	Cabinet Z, Sheets 7553-7556 (Magnolia Ridge Forest, Section 11); Cabinet Z, Sheets 7549-7552 (Magnolia Ridge Forest, Section 12); Cabinet Z, Sheets 8103-8106 (Magnolia Ridge Forest, Section 13); Cabinet Z, Sheets 8113-8116 (Magnolia Ridge Forest, Section 14); Cabinet Z, Sheets 8330-8333 (Magnolia Ridge Forest, Section 15); and Cabinet Z, Sheets 8326-8329 (Magnolia Forest, Section 16); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge Section XIV	Montgomery County Clerk's File No. 2022049852	Cabinet Z, Sheets 8259-8263, Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Section 17)	Montgomery County Clerk's File No. 2023107687	Cabinet Z, Sheets 9236-9239 (Magnolia Ridge Forest, Section 17); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Standby Electric Generator Guidelines	Montgomery County Clerk's File No. 2019087612	As stated in said Declarations
Document Retention Policy	Montgomery County Clerk's File No. 2019087613	As stated in said Declarations
Rainwater Harvesting System Guidelines	Montgomery County Clerk's File No. 2019087614	As stated in said Declarations

Collection/Payment Plan Policy	Montgomery County Clerk's File No. 2019087615	As stated in said Declarations
Shingle Criteria	Montgomery County Clerk's File No. 2019087616	As stated in said Declarations
Flag Display Guidelines	Montgomery County Clerk's File No. 2019087617	As stated in said Declarations
Solar Energy Devices Guidelines	Montgomery County Clerk's File No. 2019087618	As stated in said Declarations
Records Production and Copying Policy	Montgomery County Clerk's File No. 2019087619	As stated in said Declarations
Certificate of Formation; By- Laws; Builder Guidelines	Montgomery County Clerk's File No. 2019092156; 2020005283	As stated in said Declarations
Updated Builder Guidelines	Montgomery County Clerk's File No. 2020121097	As stated in said Declarations
Updated Builder Guidelines	Montgomery County Clerk's File No. 2021122229	As stated in said Declarations
Updated Builder Guidelines	Montgomery County Clerk's File No. 2022141845	As stated in said Declarations
Community Policies Manual	Montgomery County Clerk's File No. 2023105492	As stated in said Declarations
Updated Community Policies Manual	Montgomery County Clerk's File No. 2024101779	As stated in said Declarations
Updated Community Policies Manual [Collection/Payment Plan Policy; Records Production/ Copying Policy; Document Retention Policy; Solar Energy Guidelines; Shingles Criteria Policy; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Guidelines; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Fining and Enforcement Policy; Advisory Committee Policy; Board Member Conduct Policy]	Montgomery County Clerk's File No. 2025107870	As stated in said Declarations

Notice of Merger of Owners
Associations

Montgomery County Clerk's
File No. 2025058451

As stated in said Declarations

Name and Mailing Address for Association

Magnolia Ridge Community Association
c/o Montage Community Services
7002 Riverbrook Drive, Suite 400
Sugar Land, Texas 77479

Name and Mailing Address of Person Managing
the Association or its Designated Representative

Montage Community Services
7002 Riverbrook Drive, Suite 400
Sugar Land, Texas 77479

Telephone Number to contact the Association

(281) 232-7659

Email Address to contact the Association

info@montagecs.com

Association Website

magnoliaridge.frontsteps.com

Transfer of Title Fees

Transfer Fee:	\$375.00
Resale Certificate Fee:	\$375.00
Rush Fee:	\$50.00-\$100.00
Refinance Fee:	\$100.00
Capitalization Fee:	up to 50% of the Annual Assessment

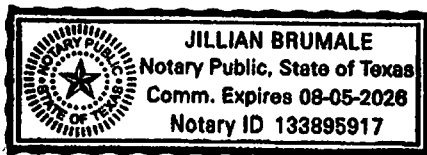
Executed on this the 23 day of October, 2025.

Magnolia Ridge Community Association, a Texas
non-profit corporation, acting by and through its
managing agent, Montage Community Services


Jackie Williams, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 23 day of October, 2025, by Jackie Williams, Managing Agent with Montage Community Services, the managing agent for Magnolia Ridge Community Association, a Texas non-profit corporation, on behalf of said entity.





Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

E-FILED FOR RECORD

10/24/2025 12:02PM



L. Brandon Steinmann

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.

10/24/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas