

**MAGNOLIA RIDGE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Magnolia Ridge Homeowners Association, 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:** Magnolia Ridge, Section IV;  
Magnolia Ridge, Section V.

**Name of the Association:** Magnolia Ridge Homeowners Association, Inc.

**Recording Data for Association:**

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

- (a) Magnolia Ridge, Section IV, recorded under Cabinet Z, Sheets 1611-1613, along with any supplements or replats thereof;
- (b) Magnolia Ridge, Section V, recorded under Cabinet Z, Sheets 1614-1616, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge Single Family Residential Areas, under Montgomery County Clerk's Document No. 2009058382, along with any amendments or supplements thereto;
- (b) ByLaws of Magnolia Ridge Homeowners Association, Inc., recorded under Clerk's Document No. 2015004822;
- (c) Certificate of Formation for Magnolia Ridge Homeowners Association, Inc., recorded under Clerk's Document No. 2015004822;
- (d) Certificate of Filing for Magnolia Ridge Homeowners Association, Inc., recorded under Clerk's Document No. 2015004822;
- (e) Magnolia Ridge Homeowners Association, Inc., Books and Records Production Policy, recorded under Clerk's Document No. 2015004822;
- (f) Magnolia Ridge Homeowners Association, Inc., Records Retention Policy, recorded under Clerk's Document No. 2015004822;
- (g) Magnolia Ridge Homeowners Association, Inc., Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, recorded under Clerk's Document No. 2015004822.

**Name and Mailing Address for Association**

Magnolia Ridge Homeowners Association, 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)

**Website Address of the Association**

[www.townsq.io](http://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  
Capitalization Payments First Owner from Builder and Each Sale Thereafter: 50% Annual Residential Assessment;

Executed on this the 7<sup>th</sup> day of January, 2022

Magnolia Ridge Homeowners Association, Inc., acting by and  
through its managing agent, Principal Management Group of  
Houston

  
\_\_\_\_\_  
Surina Wright Vice President

STATE OF TEXAS        §  
                                 § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Magnolia Ridge Homeowners Association, Inc., 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 03:09PM**




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