



DOC #2024113319

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
MOSTYN MANOR PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

MOSTYN MANOR PROPERTY OWNERS' ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Mostyn Manor;
- (2) the name of the Association is Mostyn Manor Property Owners' Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:
 - (a) Mostyn Manor, Section 1, under Clerk's File No. 7942797, and in Cabinet C, Sheet 60;
 - (b) Replat of Mostyn Manor, Section 1, under Clerk's File No. 8103472, and in Cabinet C, Sheet 130;
 - (c) Mostyn Manor, Section 2, under Clerk's File No. 8103584, and in Cabinet C, Sheet 131B;
 - (d) Amending Plat, Mostyn Manor, Section 2, under Clerk's File No. 2001027040, and in Cabinet P, Sheet 190;
 - (e) Mostyn Manor, Section 3, under Clerk's File No. 2007073322, and in Cabinet Z, Sheet 830;
 - (f) Mostyn Manor, Section 4, under Clerk's File No. 2012118045, and in Cabinet Z, Sheet 2339;
 - (g) Mostyn Manor, Section 5, under Clerk's File No. 2013117965, and in Cabinet Z, Sheet 2640;
 - (h) Mostyn Manor, Section 6, under Clerk's File No. 2014048464, and in Cabinet Z, Sheet 2896;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Restrictions, Covenants, Reservations and Conditions and Creation of Property Owners' Association, under Clerk's File No. 8002830;
- (b) Amendment to Restrictions of Mostyn Manor, under Clerk's File No. 8329712;
- (c) Second Amendment to Restrictions, Covenants, and Conditions, Mostyn Manor Section One, under Clerk's File No. 9751316;
- (d) Third Amendment to Restrictions, Covenants, Reservations and Conditions, Mostyn Manor, under Clerk's File No. 2000-046946;
- (e) Fourth Amendment to Restrictions, Covenants, Reservations and Conditions, Mostyn Manor, Sections One and Two, under Clerk's File No. 2000-047914
- (f) Fifth Amendment to Restrictions, Covenants, Reservations and Conditions, Mostyn Manor, Sections One and Two, under Clerk's File No. 2000-106177;
- (g) Amendment to Restrictions, Covenants, Reservations and Conditions, Mostyn Manor, Sections One and Two, under Clerk's File No. 2007-102175;
- (h) Supplemental Declaration of Covenants, Conditions and Restrictions, Mostyn Manor Section One, under Clerk's File No. 2007-145656;
- (i) Supplemental Declaration of Covenants, Conditions and Restrictions, Mostyn Manor Section One, under Clerk's File No. 2012123296;
- (j) Supplemental Declaration of Covenants, Conditions and Restrictions, Mostyn Manor Section One, under Clerk's File No. 2012118362;
- (k) Supplemental Declaration of Covenants, Conditions and Restrictions, Mostyn Manor Section One, under Clerk's File No. 2013120281;
- (l) Supplemental Declaration of Covenants, Conditions and Restrictions, Mostyn Manor Section One, under Clerk's File No. 2014081365;

(5) the name and mailing address of the Association is:

- (a) Mostyn Manor Property Owners' Association, Inc., c/o TriStar Community Management, LLC, 525 Woodland Square Blvd., Suite 250, Conroe, Texas 77384

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) TriStar Community Management, LLC, 525 Woodland Square Blvd., Suite 250, Conroe, Texas 77384;

(b) (936) 207-1440

(c) jennifer@tristarcmm.net

(7) The Association's website address is: www.mostynmanor.com;

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

(a) Resale Certificate Fee - \$375.00;

Rush 1 Day - \$100.00;

Rush 3 Days - \$70.00;

Rush 5 Days - \$50.00;


(b) Resale Certificate Update - \$75.00;

(c) Transfer Fee - \$275.00;

(d) Initiation Fee - \$300.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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.

SIGNED THIS 18 DAY OF October, 2024.

By:  on behalf of
TriStar Community Management, LLC, Managing Agent for
Mostyn Manor Property Owners' Association, Inc.

Jennifer Taylor
Print Name

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer Taylor, of TriStar Community Management, LLC, Managing Agent for Mostyn Manor 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 18 day of October, 2024.

Kelly Martinak
Notary Public, State of Texas



FILED FOR RECORD
11/12/2024 09:27AM



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

11/12/2024



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

ORIGINAL RETURNED AT TIME OF RECORDATION