

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Grand Texas 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:

<b><u>Document and Name of Subdivision</u></b>	<b><u>Recording Data for Document</u></b>	<b><u>Recording Data for Subdivision</u></b>
Declaration of Covenants, Conditions and Restrictions for Grand Texas	Montgomery County Clerk's File No. 2020043188	Cabinet Z, Sheets 7047-7051; Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment/Lennar Co-Declarant)	Montgomery County Clerk's File No. 2023010791	As stated in said Declarations
Supplemental Declaration of Covenants, Conditions and Restrictions for Pinewood at Grand Texas (Annexation - Section 2)	Montgomery County Clerk's File No. 2022026639	Cabinet Z, Sheets 8107-8112; Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Pinewood at Grand Texas (Annexation - Section 3)	Montgomery County Clerk's File No. 2021156852	Cabinet Z, Sheets 7581-7585; Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Pinewood at Grand Texas (Annexation - Sections 4, 5, and 6)	Montgomery County Clerk's File No. 2023014027	Cabinet Z, Sheets 9266-9269 (Pinewood at Grand Texas, Section 4); Cabinet Z, Sheets 9270-9275 (Pinewood at Grand Texas, Section 5); and Cabinet Z, Sheets 9276-9280 (Pinewood at Grand Texas, Section 6); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Pinewood at Grand Texas (Annexation - Sections 7 and 8)	Montgomery County Clerk's File No. 2023075176	Cabinet Z, Sheets 9673-9677 (Pinewood at Grand Texas, Section 7); and Cabinet Z, Sheets 9678-9682 (Pinewood at Grand, Texas, Section 8); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration

Certificate of Formation; By-Laws; Builder Guidelines	Montgomery County Clerk's File No. 2021034652	As stated in said Declarations
Records Production and Copying Policy	Montgomery County Clerk's File No. 2021034653	As stated in said Declarations
Solar Energy Devices Guidelines	Montgomery County Clerk's File No. 2021034654	As stated in said Declarations
Flag Display Guidelines	Montgomery County Clerk's File No. 2021034655	As stated in said Declarations
Shingle Criteria	Montgomery County Clerk's File No. 2021034656	As stated in said Declarations
Standby Electric Generator Guidelines	Montgomery County Clerk's File No. 2021034657	As stated in said Declarations
Document Retention Policy	Montgomery County Clerk's File No. 2021034658	As stated in said Declarations
Rainwater Harvesting System Guidelines	Montgomery County Clerk's File No. 2021034659	As stated in said Declarations
Collection/Payment Plan Policy	Montgomery County Clerk's File No. 2021034660	As stated in said Declarations
Builder Guidelines dated 05/21/21	Montgomery County Clerk's File No. 2021079198	As stated in said Declarations

Community Policies Manual  
[Collection/Payment Plan  
Policy; Records  
Production/Copying Policy;  
Document Retention Policy;  
Solar Energy Devices Policy;  
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 Policy; Statutory  
Notice of Posting and  
Recordation of Association  
Governing Documents; Email  
Registration Policy; Meeting  
Media Policy; Board Member  
Conduct Policy]

Montgomery County  
Clerk's File No.  
2023105491

As stated in said Declarations

Name and Mailing Address for Association

Grand Texas Community Association  
c/o King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024

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

King Property Management  
720 N. Post Oak Road, Suite 300  
Houston, Texas 77024

Telephone Number to contact the Association

(713) 956-1995

Email Address to contact the Association

kpm@kpmtx.com

Association Website

www.kpmtx.com

Transfer of Title Fees

Transfer Fee: \$200.00  
Resale Certificate Fee: \$250.00  
Capitalization Fee: up to 100% of the Annual Assessment

Executed on this the 14 day of March, 2024.

Grand Texas Community Association, a Texas non-profit corporation, acting by and through its managing agent, LiLep, LLC, a Texas limited liability company d/b/a King Property Management

E. Parise

Eddie Parise, Property Manager

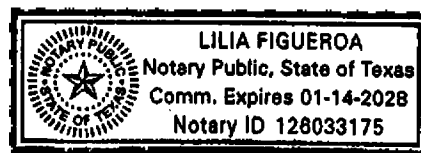
STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 14 day of March, 2024, by Eddie Parise, Property Manager with LiLep, LLC, a Texas limited liability company d/b/a King Property Management, the managing agent for Grand Texas Community Association, a Texas non-profit corporation, on behalf of said entity.

Lilia Figueroa

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**

**03/18/2024 10:03AM**



*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.

**03/18/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas