

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
COUNTRY RUN PROPERTY OWNER'S ASSOCIATION**

The undersigned certifies that he is the duly appointed and acting management company for COUNTRY RUN PROPERTY OWNER'S ASSOCIATION (the "Association"). The Association is the property owners' association for Country Run, an unrecorded subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

- |   |   |
|---|---|
| <b>Name of Subdivisions:</b>                | <ul style="list-style-type: none"><li>• Country Run</li></ul>   |
| <b>Name of Association:</b>                 | <ul style="list-style-type: none"><li>• Country Run Property Owner's Association</li></ul>  |
| <b>Recording Data for the Subdivision:</b>  | <ul style="list-style-type: none"><li>• Unrecorded</li></ul>  |
| <b>Recording Data for the Restrictions:</b> | <ul style="list-style-type: none"><li>• <i>Amended and Restated Reservations, Restrictions and Covenants</i> – Clerk's File No. 2017-049584; Official Records, Montgomery County, Texas</li></ul>   |
| <b>Other Relevant Instruments:</b>          | <ul style="list-style-type: none"><li>• <i>Articles of Incorporation</i> – Clerk's File No. 2015-013286; Official Records, Montgomery County, Texas</li><li>• <i>Bylaws (Amended and Restated October 2021)</i> – Clerk's File No. 2021-142712, Official Records, Montgomery County, Texas</li><li>• <i>Payment Plan Policy</i> – Clerk's File No. 2013-105409, Official Records, Montgomery County, Texas</li><li>• <i>Records Production Policy</i> – Clerk's File No. 2013-105408, Official Records, Montgomery County, Texas</li><li>• <i>Records Retention Schedule</i> – Clerk's File No. 2013-105407, Official Records, Montgomery County, Texas</li></ul> |
| <b>Website:</b>                             | <ul style="list-style-type: none"><li>• <a href="http://www.countryrunpoa.com">www.countryrunpoa.com</a></li></ul>  |
| <b>Transfer Fees:</b>                       | <ul style="list-style-type: none"><li>• <b>\$250.00/lot to Country Run Property Owner's Association</b></li></ul>   |
| <b>Refinance Fees:</b>                      | <ul style="list-style-type: none"><li>• <b>\$25.00/lot to Country Run Property Owner's Association</b></li></ul>  |
| <b>Resale Certificate Fees:</b>             | <ul style="list-style-type: none"><li>• <b>\$50.00/lot to Country Run Property Owner's Association</b></li></ul>  |

**Mailing Address of the Association:**

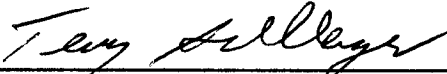
Country Run Property Owner's Association  
P.O. Box 202  
Willis, Texas 77378

**Name, Mailing Address, Telephone  
Number, and E-mail Address of  
Person Managing the Association or  
Designated Representative:**

Petrina Cranfill  
Country Run Property Owner's Association  
P.O. Box 202  
Willis, Texas 77378  
Tel: 936-228-2534  
Email: [countryrunpoa@gmail.com](mailto:countryrunpoa@gmail.com)

Signed this 14<sup>th</sup> day of October, 2021

**COUNTRY RUN PROPERTY OWNER'S ASSOCIATION**



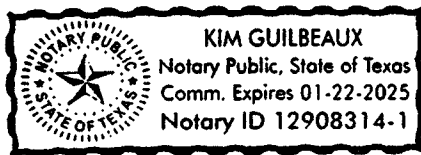
**TERRY SCHELLENGER, President**

STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 14<sup>th</sup> day of October, 2021, by TERRY SCHELLENGER, President of COUNTRY RUN PROPERTY OWNER'S ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.





**Notary Public - State of Texas**

**AFTER RECORDING RETURN TO:**

**BRYAN P. FOWLER  
The Fowler Law Firm  
505 West Davis  
Conroe, Texas 77301**

**E-FILED FOR RECORD**

**10/14/2021 03:56PM**



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.

**10/14/2021**



County Clerk  
Montgomery County, Texas