

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**THE WOODS OF CONROE HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY      §

THE WOODS OF CONROE HOMEOWNERS' 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 The Woods of Conroe.
- (2) The name of the association is The Woods of Conroe Homeowners Association, Inc.
- (3) The subdivision is recorded as follows:
  - a. The Woods of Conroe, according to the map or plat thereof, recorded at Document No. 2016109687, of the Map Records of Montgomery County, Texas.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for The Woods of Conroe, recorded in the Real Property Records of Montgomery County, Texas, under Document No. 2017014522.
- (5) The name and mailing address of the Association is:

The Woods of Conroe Homeowners Association, Inc,  
c/o FirstService Residential Houston  
2925 Briar Park, Suite 700  
Houston, Texas 77042
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - a. FirstService Residential Houston;
  - b. 2925 Briar Park, Suite 700, Houston, Texas 77042;
  - c. 1-877-253-9689;
  - d. Houston@fsresidential.com.
- (7) The Association's website address is: https: woodsofconroe.connectresident.com;

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

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$340.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50;
- f. Capitalization Fee: \$250.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it 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 23 DAY OF October, 2024.

By: [Signature], Managing Agent for The Woods of Conroe Homeowners Association, Inc., on behalf of FirstService Residential Houston.

Jon. Puskley  
Print Name

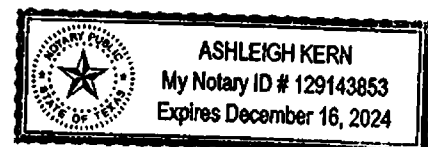
STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

BEFORE ME, the undersigned authority, on this day personally appeared Jon. Puskley, of FirstService Residential Houston, Managing Agent for The Woods of Conroe Homeowners 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 23 day of October, 2024.

[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MAIA BARTEE  
Assistant General Counsel  
FirstService Residential  
14951 Dallas Pkwy Suite 600 Dallas, TX 75254



**E-FILED FOR RECORD**

10/28/2024 03:44PM



*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.

**10/28/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas