

WOODRIDGE FOREST COMMUNITY ASSOCIATION, INC.

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WOODRIDGE FOREST COMMUNITY 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 Woodridge Forest;
- (2) the name of the Association is Woodridge Forest Community Association, Inc.;
- (3) the Subdivision is recorded in the Map Records of Montgomery County, Texas, as follows:
 - (a) Woodridge Forest, Section 1, under Document No. 2013020282;
 - (b) Woodridge Forest, Section 2, under Document No. 2012028199;
 - (c) Woodridge Forest, Section 3, under Document No. 2012037254;
 - (d) Woodridge Forest, Section 4, under Document No. 2015069192;
 - (e) Woodridge Forest, Section 5, under Document No. 2014103420;
 - (f) Woodridge Forest, Section 6, under Document No. 2013065834;
 - (g) Woodridge Forest, Section 7, under Document No. 2015088800;
 - (h) Woodridge Forest, Section 8, under Document No. 2020005332;
 - (i) Woodridge Forest, Section 9, under Document No. 2016052919;
 - (j) Woodridge Forest, Section 10, under Document No. 2017112626;
 - (k) Woodridge Forest, Section 11, under Document No. 2016089834;
 - (l) Woodridge Forest, Section 13, under Document No. 2018056499;
 - (m) Woodridge Forest, Section 12, under Document No. 2017039947;

- (n) Woodridge Forest, Section 15, under Document No. 2017039957;
- (o) Woodridge Forest, Section 17, under Document No. 2018079410;
- (p) Woodridge Forest, Section 19, under Document No. 2018061837;
- (q) Woodridge Forest, Section 20, under Document No. 2020063303;

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

- (a) Declaration of Annexation (Woodridge Forest, Section 1), under Document No. 2013107134;
- (b) Declaration of Covenants, Conditions and Restrictions for Woodridge Forest, Sections Two and Three, under Document No. 2012022257;
- (c) First Amendment to Declaration of Covenants, Conditions and Restrictions for Woodridge Forest, Sections Two (2) and Three (3), under Document No. 2016064697;
- (d) Declaration of Annexation (Woodridge Forest, Section 4), under Document No. 2015078707;
- (e) Declaration of Annexation (Woodridge Forest, Section 5), under Document No. 2014104052;
- (f) Supplemental Declaration of Covenants, Conditions and Restrictions for Woodridge Forest, Section 5, under Document No. 2014104057;
- (g) Declaration of Annexation (Woodridge Forest, Section 6), under Document No. 2013107023;
- (h) Declaration of Annexation (Woodridge Forest, Section 7), under Document No. 2015118812;
- (i) Declaration of Annexation Woodridge Forest, Section Eight (8), under Document No. 2020007895;
- (j) Declaration of Annexation Woodridge Forest, Section Nine (9), under Document No. 2016061910;
- (k) Declaration of Annexation Woodridge Forest, Section Ten (10), under Document No. 2017114345;

- (l) Declaration of Annexation Woodridge Forest, Section Eleven (11), under Document No. 2016101014;
- (m) Declaration of Annexation Woodridge Forest, Section Twelve (12), under Document No. 2017043126;
- (n) Declaration of Annexation Woodridge Forest, Section Thirteen (13), under Document No. 2018065573;
- (o) Declaration of Annexation Woodridge Forest, Section Fifteen (15), under Document No. 2017043125;
- (p) Declaration of Annexation Woodridge Forest, Section Seventeen (17), under Document No. 2018091744;
- (q) Declaration of Annexation Woodridge Forest, Section Nineteen (19), under Document No. 2018091742;
- (r) Declaration of Annexation Woodridge Forest, Section Twenty (20), under Document No. 2021048061;

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

- (a) Woodridge Forest Community Association, Inc., c/o Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;

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

- (a) Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;
- (b) (281) 897-8808;
- (c) info@preferredmgt.com;

(7) The Association's website address is: <https://woodridgeforest.nabrnetwork.com/>;

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

The following fees are charged by the Association relating to a property transfer in the Subdivision (you may find additional information regarding packages or bundles that include some items listed below, as well as other items not directly related to property transfer, potentially available at discounted rates upon request to the Association's Designated Representative):

- (a) Transfer Fee - \$250.00;
- (b) Refinance/Transfer Fee - \$250.00;
- (c) Capitalization Fee - \$790.00;
- (d) Resale Certificate (TREC Form & Association Documents) - \$375.00;
 - a. Resale Certificate/TREC Form Update from 1 to 180 days - \$75.00;
 - b. Resale Certificate/TREC For 1 business days Rush Fee - \$150.00;
 - c. Resale Certificate/TREC For 3 business days Rush Fee - \$125.00;
 - d. Resale Certificate/TREC For 5 business days Rush Fee - \$100.00;
- (e) Certified Refinance Statement of Account Fee - \$150.00;
 - a. Refinance Statement of Account Update from 1 to 14 days - \$0.00;
 - b. Refinance Statement of Account Update from 15 to 90 days - \$60.00;
- (f) Certified Statement of Account - \$150.00;
 - a. Statement of Account Update from 1 to 31 days - \$25.00;
 - b. Statement of Account Update from 32 to 90 days - \$60.00;
 - c. Statement of Account 1 business days Rush Fee - \$150.00;
 - d. Statement of Account 3 business days Rush Fee - \$125.00;
 - e. Statement of Account 5 business days Rush Fee - \$100.00;
- (g) Resale Certificate (TREC Form & Association Documents) and Statement of Account Package - \$485.00
 - a. Update and Rush Fees attributable to individual items apply as listed above;
- (h) Resale Certificate (TREC Form & Association Documents), Statement of Account, and Inspection Package - \$585.00;
 - a. Update and Rush Fees attributable to individual items apply as listed above;
- (i) Rush Existing Order (*Added to Rush Fees) - \$25.00;

(j) Three Day Shipping Fee - \$45.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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 30 DAY OF August, 2021.

By: Ruth Tine Moody, agent, on behalf of
Preferred Management Services, AAMC, Managing Agent for
Woodridge Forest Community Association, Inc.

Ruth Tine Moody
Print Name

STATE OF TEXAS

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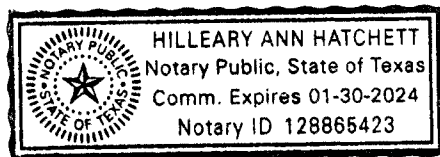
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COUNTY OF MONTGOMERY

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Ruth Tine Moody BEFORE ME, the undersigned authority, on this day personally appeared
Ruth Tine Moody, of Preferred Management Services, AAMC, Managing
Agent for Woodridge Forest Community 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 30 day of August, 2021.



Hilleary Ann Hatchett
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

E-FILED FOR RECORD

09/07/2021 09:46AM



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.

09/07/2021



County Clerk
Montgomery County, Texas