

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Magnolia Ridge 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:

| <u>Document and<br/>Name of Subdivision</u>  | <u>Recording Data for<br/>Document</u>        | <u>Recording Data for<br/>Subdivision</u>   |
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| Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge (Sections 1, 2 and 3)   | Montgomery County Clerk's File No. 2019073320 | Cabinet Z, Sheets 5910-5913 (Magnolia Ridge Forest, Section 1); Cabinet Z, Sheets 5915-5917 (Magnolia Ridge Forest, Section 2); and Cabinet Z, Sheets 5918-5921 (Magnolia Ridge Forest, Section 3); Map Records, Montgomery County, Texas; and as stated in said Declaration              |
| Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Sections 4, 5 and 6)                  | Montgomery County Clerk's File No. 2020078692 | Cabinet Z, Sheets 6255-6258 (Magnolia Ridge Forest, Section 4); Cabinet Z, Sheets 6152-6156 (Magnolia Ridge Forest, Section 5); and Cabinet Z, Sheets 6157-6159 (Magnolia Ridge Forest, Section 6); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration |
| Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)   | Montgomery County Clerk's File No. 2020121102 | As stated in said Declarations  |
| Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Sections 8, 9 and 10)                 | Montgomery County Clerk's File No. 2021049427 | Cabinet Z, Sheets 7020-7022 (Magnolia Ridge Forest, Section 8); Cabinet Z, Sheets 7023-7026 (Magnolia Ridge Forest, Section 9); Cabinet Z, Sheets 6934-3938 (Magnolia Ridge Forest, Section 10); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration    |
| Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Section 7 and Common Areas Section 8) | Montgomery County Clerk's File No. 2021175475 | Cabinet Z, Sheets 7557-7561 (Magnolia Ridge Forest, Section 7); and Cabinet Z, Sheets 70202-7022 (Magnolia Ridge Forest, Section 8, Reserve A); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration   |

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| Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Sections 11-16) | Montgomery County Clerk's File No. 2022062422             | Cabinet Z, Sheets 7553-7556 (Magnolia Ridge Forest, Section 11); Cabinet Z, Sheets 7549-7552 (Magnolia Ridge Forest, Section 12); Cabinet Z, Sheets 8103-8106 (Magnolia Ridge Forest, Section 13); Cabinet Z, Sheets 8113-8116 (Magnolia Ridge Forest, Section 14); Cabinet Z, Sheets 8330-8333 (Magnolia Ridge Forest, Section 15); and Cabinet Z, Sheets 8326-8329 (Magnolia Forest, Section 16); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration |
| Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Section 17)     | Montgomery County Clerk's File No. 2023107687             | Cabinet Z, Sheets 9236-9239 (Magnolia Ridge Forest, Section 17); Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration  |
| Standby Electric Generator Guidelines  | Montgomery County Clerk's File No. 2019087612             | As stated in said Declarations  |
| Document Retention Policy  | Montgomery County Clerk's File No. 2019087613             | As stated in said Declarations  |
| Rainwater Harvesting System Guidelines   | Montgomery County Clerk's File No. 2019087614             | As stated in said Declarations  |
| Collection/Payment Plan Policy   | Montgomery County Clerk's File No. 2019087615             | As stated in said Declarations  |
| Shingle Criteria   | Montgomery County Clerk's File No. 2019087616             | As stated in said Declarations  |
| Flag Display Guidelines  | Montgomery County Clerk's File No. 2019087617             | As stated in said Declarations  |
| Solar Energy Devices Guidelines  | Montgomery County Clerk's File No. 2019087618             | As stated in said Declarations  |
| Records Production and Copying Policy  | Montgomery County Clerk's File No. 2019087619             | As stated in said Declarations  |
| Certificate of Formation; By-Laws; Builder Guidelines  | Montgomery County Clerk's File No. 2019092156; 2020005283 | As stated in said Declarations  |
| Updated Builder Guidelines   | Montgomery County Clerk's File No. 2020121097             | As stated in said Declarations  |
| Updated Builder Guidelines   | Montgomery County Clerk's File No. 2021122229             | As stated in said Declarations  |

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|--|--|--------------------------------|
| Updated Builder Guidelines   | Montgomery County Clerk's<br>File No. 2022141845 | As stated in said Declarations |
| Community Policies Manual<br>[Collection/Payment Plan<br>Policy; Records<br>Production/Copying Policy;<br>Document Retention Policy;<br>Solar Energy Devices Policy;<br>Shingles Criteria Policy; 209<br>(Violations) Hearing Policy;<br>Flag Display Policy; Standby<br>Electric Generator Policy;<br>Rainwater Harvesting System<br>Policy; Swimming Pool<br>Enclosures Policy; Religious<br>Display Policy; Security<br>Measures Policy; Statutory<br>Notice of Posting and<br>Recordation of Association<br>Governance Documents; Email<br>Registration Policy; Meeting<br>Media Policy; Fining and<br>Enforcement Policy; Advisory<br>Committee Policy; Board<br>Member Conduct Policy] | Montgomery County Clerk's<br>File No. 2023105492 | As stated in said Declarations |

Name and Mailing Address for Association

Magnolia Ridge 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:           | \$250.00                           |
| Resale Certificate Fee: | \$250.00                           |
| Capitalization Fee:     | up to 50% of the Annual Assessment |

Executed on this the 23 day of April, 2024.

Magnolia Ridge 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

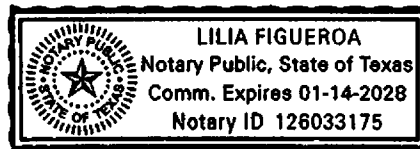
STATE OF TEXAS           §  
   §  
 COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 23 day of April, 2024, by Eddie Parise, Property Manager with LiLep, LLC, a Texas limited liability company, d/b/a King Property Management, the managing agent for Magnolia Ridge 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**

04/24/2024 09:22AM



*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.

**04/24/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas