

**MANAGEMENT CERTIFICATE
FOR GRAND PINES RESIDENTIAL COMMUNITY, INC.**

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for GRAND PINES RESIDENTIAL COMMUNITY, INC. (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision(s):

The name of the Subdivision is Grand Pines.

2. Name of Association:

The name of the Association is **Grand Pines Residential Community, Inc.**

3. Recording Data for the Subdivision(s):

The recording data for the Subdivision is recorded with the Official Public Records of Harris County, Texas, along with any supplements, amendments, and replats, if any, as follows:

- (a) Grand Pines, Sec 1, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2023054744 in the Official Public Records of Montgomery County, Texas;
- (b) Grand Pines, Sec 2, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 20230547381 in the Official Public Records of Montgomery County, Texas;
- (c) Grand Pines, Sec 3, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2023077003 in the Official Public Records of Montgomery County, Texas;
- (d) Grand Pines, Sec 4, a subdivision located in Montgomery County, Texas according to the map or plat recorded in File No. 2023102682 in the Official Public Records of Montgomery County, Texas

4. Recording Data for the Declaration:*

The recording data for the Declaration is recorded with the Official Public Records of Harris

County, Texas, as follows:

- (a) Grand Pines Master Covenant recorded under Document No. 2022112095, Official Public Records of Montgomery County, Texas;
- (b) Grand Pines Development Area Declaration recorded under Document No. 2022114953, Official Public Records of Montgomery County, Texas;
- (c) Grand Pines First Amended Declaration recorded under Document No. 2023087550, Official Public Records of Montgomery County, Texas;
- (d) Grand Pines Community Manual recorded under Document No. 2022115231, Official Public Records of Montgomery County, Texas;
- (e) Grand Pines Adoption of working Capital Assessment recorded under Document No. 2022115260, Official Public Records of Montgomery County, Texas

5. **Name and Mailing Address of the Association:**

The name and mailing address of the Association is as follows:

Grand Pines Residential Community, Inc.
c/o Inframark, LLC
2002 W. Grand Parkway N., Suite 100,
Katy, Texas 77449

6. **The Contact Information for the Association's Designated Representative:**

The contact information of the designated representative of the Association is as follows:

- (a) Inframark, LLC
2002 W. Grand Parkway N., Suite 100,
Katy, Texas 77449
- (b) (346) 333-8699
- (c) communitymanagement@inframark.com

7. **Association Website:**

<https://home.inframark.com/login?c=437>

8. **Optional Information:**

None

9. The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:

D.R. Horton Special Builder Package:

Transfer Fee:	\$225.00
Builder Package:	\$250.00

Resident-to-Resident Transfer:

Transfer Fee:	\$275.00
Refinance Fee:	\$150.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	\$75.00
Rush Fee:	
(i) 1-day rush	(i) \$185.00
(ii) 3-day rush	(ii) \$150.00
(iii) 5-day rush	(iii) \$125.00
Capitalization Fee:	100% of then-current Regular Assessment

- 10.** 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.

[Certification on following page.]

Executed this the 14 day of June, 2024.

**GRAND PINES RESIDENTIAL
COMMUNITY, INC.**

By: Managing Agent for Grand Pines
Residential Community, Inc.

By: Amanda England

Position: Director of Community/
Management

THE STATE OF TEXAS

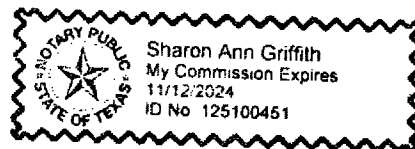
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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on this the 14 day of June, 2024, by Amanda England, Managing Agent for Grand Pines Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

Sharon Ann Griffith

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



E-FILED FOR RECORD

06/18/2024 08:18AM



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.

06/18/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas