

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
HUGHES LANDING OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

HUGHES LANDING OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this 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 Hughes Landing;
- (2) the name of the Association is Hughes Landing Owners Association, Inc.;
- (3) the subdivisions are recorded in the Real Property Records of Montgomery County, Texas, along with any amendments, replats and supplements thereto, as follows:
 - (a) 6.487 acres, being Restricted Reserve B, The Woodlands Metro Center, Section 75, being more particularly described by metes and bounds in Exhibit "A" to the instrument recorded under Clerk's File No. 2013093291;
 - (b) 2.203 acres, being Two Hughes Landing LTS, being more particularly described by metes and bounds in Exhibit "A" to the instrument recorded under Clerk's File No. 2013093291;
 - (c) 1.372 acres, being The Woodlands, East Shore Parcel 4C-4G1B, being more particularly described by metes and bounds in Exhibit "A" to the instrument recorded under Clerk's File No. 2013093291;
 - (d) 7.793 acres, being The Woodlands, Hughes Landing – Aviator's Way, being more particularly described by metes and bounds in Exhibit "A" to the instrument recorded under Clerk's File No. 2013103127;
 - (e) 0.112 acres, being Unrestricted Reserve "A", The Woodlands Metro Center, Section 75, being more particularly described by metes and bounds in Exhibit "A" to the instrument recorded under Clerk's File No. 2016035870;
- (4) the Declaration and other dedicatory instruments for the subdivision and Association are recorded in the Real Property Records of Montgomery County, Texas as follows:
 - (a) Declaration of Covenants, Conditions, and Restrictions (Hughes Landing), under Clerk's File No. 2013093291;

(b) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, and Restrictions (Hughes Landing), under Clerk's File No. 2013103127;

(c) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, and Restrictions (Hughes Landing), under Clerk's File No. 2016035870;

(d) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, and Restrictions (Hughes Landing), under Clerk's File No. 2018117867;

(e) Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, and Restrictions (Hughes Landing), under Clerk's File No. 2018078305;

(f) First Amendment to Declaration of Covenants, Conditions, and Restrictions (Hughes Landing), under Clerk's File No. 2016107775;

(g) Second Amendment to Declaration of Covenants, Conditions, and Restrictions (Hughes Landing), under Clerk's File No. 2018117402;

(h) Third Amendment to Declaration of Covenants, Conditions, and Restrictions (Hughes Landing), under Clerk's File No. 2020003069;

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

Hughes Landing Owners Association, Inc.
c/o Inframark, LLC
2002 W. Grand Parkway N., Ste. 100
Katy, Texas 77449

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- (a) Inframark, LLC;
- (b) 2002 W. Grand Parkway N., Ste. 100, Katy, Texas 77449;
- (c) (281) 870-0585;
- (d) communitymanagement@inframark.com.

(7) The Association's website address is: <https://home.inframark.com/?c=691>.

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

- (e) Resale Certificate Fee: \$375.00;
- (f) Updated Resale Certificate Fee: \$75.00;
 - 1. \$185.00 for a one-day expedited updated certificate;
 - 2. \$150.00 for a three-day expedited updated certificate;
 - 3. \$125.00 for a five-day expedited updated certificate;
- (g) Transfer Fee: \$275.00;
- (h) Refinance Fee: \$100.00;

All payments must sent to either the billing address, Hughes Landing Owners Association, Inc., P.O. Box 327 Dept 2, Houston TX 77001 or via email at inframark@payableslockbox.com. *However, do not send invoices to both.*

(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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association.

[CERTIFICATION AND NOTARY BLOCK BELOW]

SIGNED THIS 27 DAY OF September, 2024.

HUGHES LANDING OWNERS ASSOCIATION, INC.

By Melissa Hargrove, et al

Melissa Hargrove, Vice President of Developer & Onsite Services of Inframark, LLC., and Managing Agent for Hughes Landing Owners Association, Inc.,

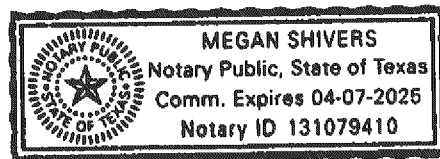
Melissa Hargrove
Print Name

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Melissa Hargrove, Director of Community Management of Inframark, LLC., and Managing Agent for Hughes Landing Owners 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 27 day of September, 2024.

After recording return to:
HOLTTOLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



M Shivers
Notary Public, State of Texas

E-FILED FOR RECORD

09/30/2024 12:01PM



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.

09/30/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas