

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
MONTGOMERY TRACE PROPERTY OWNERS ASSOCIATION

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Montgomery Trace Property Owners Association, a non-profit corporation ("Association") 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: The name of the subdivision is Montgomery Trace.
2. Name of Association: The name of the Association is Montgomery Trace Property Owners Association.
3. Recording Data for the Subdivision:
  - a. Montgomery Trace, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 9663925 and in Cabinet I, Sheets 104 and 105 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Montgomery Trace, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 9708203 and in Cabinet I, Sheets 166-168 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Montgomery Trace, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 9729741 and in Cabinet J, Sheets 32-34 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Montgomery Trace, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 9753575 and in Cabinet J, Sheets 131-134 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Montgomery Trace, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 9780590 and in Cabinet K, Sheets 46-49 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Montgomery Trace, Section Six (6), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 9844581 and in Cabinet K, Sheets 152-155 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Montgomery Trace, Section Seven (7), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 9856425 and in Cabinet K, Sheets 187-189 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Montgomery Trace, Section Eight (8), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 99057931 and in Cabinet M, Sheets 109-110 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Montgomery Trace, Section Nine (9), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 99077862 and in Cabinet M, Sheets 186-187 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Montgomery Trace, Section Ten (10), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 99084649 and in Cabinet M, Sheets 193-194 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration.\*

- a. Documents:
  - (1) Declaration of Covenants, Conditions and Restrictions for Montgomery Trace Subdivision Section I.
  - (2) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section II.
  - (3) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section III.

- (4) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section IV.
- (5) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section V.
- (6) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section VI.
- (7) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section VII.
- (8) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section VIII.
- (9) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section IX.
- (10) Declaration of Covenants, Conditions and Restrictions of Montgomery Trace Subdivision Section X.
- (11) Amendment to Declaration of Covenants Montgomery Trace Subdivision, Sections I-X.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 9656475.
- (2) Montgomery County Clerk's File No. 9700052.
- (3) Montgomery County Clerk's File No. 9728423.
- (4) Montgomery County Clerk's File No. 9752753.
- (5) Montgomery County Clerk's File No. 9782962.
- (6) Montgomery County Clerk's File No. 9832832.
- (7) Montgomery County Clerk's File No. 9842510.
- (8) Montgomery County Clerk's File No. 99040376.
- (9) Montgomery County Clerk's File No. 99057982.
- (10) Montgomery County Clerk's File No. 99069210.
- (11) Montgomery County Clerk's File No. 2002-070429.


5. Name and Mailing Address of the Association: The name and mailing address of the Association is Montgomery Trace Property Owners Association c/o C.K.M. Property Management, Inc., P.O. Box 160, Tomball, Texas 77377.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: C.K.M. Property Management Transfer Department, C.K.M. Property Management, Inc. Address: P.O. Box 160, Tomball, Texas 77377. Phone No.: 281.255.3055. Email Address: ckm1@ckm1.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [https://portal.ckmpropertymanagement.com/home\\_v2/login](https://portal.ckmpropertymanagement.com/home_v2/login).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Resale Certificate Rush Fee	\$ 50.00
Transfer Fee	\$ 250.00

Executed on this 11 day of September, 2023.

**MONTGOMERY TRACE PROPERTY  
OWNERS ASSOCIATION**

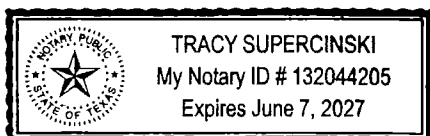
By: C.K.M. Property Management, Inc., Managing Agent

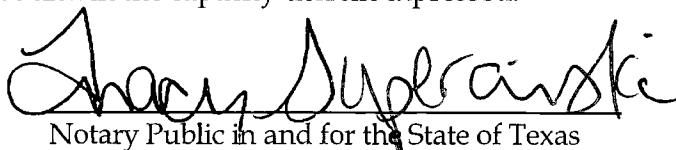
  
Cassidy Standly, Community Manager

\* Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 11 day of Sept., 2023 personally appeared Cassidy Standly, Community Manager of C.K.M. Property Management, Inc., Managing Agent for Montgomery Trace Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

**09/11/2023 04:33PM**



*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.

**09/11/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas