

**MANAGEMENT CERTIFICATE**  
**THE POINTE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned certifies that she is the duly appointed President for THE POINTE HOMEOWNERS' ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Restricted Reserve "A" of The Woodlands Village of Panther Creek, Section 45, Partial Replat; Restricted Reserve "B" of The Woodlands Village of Panther Creek, Section 45, Partial Replat; Restricted Reserve "B" of The Woodlands Village of Panther Creek, Section 45, subdivisions in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the Texas Property Code.

- Name of Subdivision:**
- Restricted Reserve "A" of The Woodlands Village of Panther Creek, Section 45, Partial Replat
  - Restricted Reserve "B" of The Woodlands Village of Panther Creek, Section 45, Partial Replat
  - Restricted Reserve "B" of The Woodlands Village of Panther Creek, Section 45
- Name of Association:**
- THE POINTE HOMEOWNERS' ASSOCIATION, INC.
- Recording Data for the Subdivision:**
- *Restricted Reserve "A" of The Woodlands Village of Panther Creek, Section 45, Partial Replat* - Clerk's File No. 2001-007471, Official Public Records (Cabinet P, Sheets 83-86, Map Records), Montgomery County, Texas
  - *Restricted Reserve "B" of The Woodlands Village of Panther Creek, Section 45, Partial Replat* - Clerk's File No. 2001-007471, Official Public Records (Cabinet P, Sheets 83-86, Map Records), Montgomery County, Texas
  - *Restricted Reserve "B" of The Woodlands Village of Panther Creek, Section 45* - Clerk's File No. 98-90904, Official Public Records (Cabinet L, Sheets 74-77, Map Records), Montgomery County, Texas
- Recording Data for the Restrictions:**
- *Declaration of Covenants, Conditions and Restrictions* - Clerk's File No. 2004-065296, Official Public Records, Montgomery County, Texas
  - *First Amendment of Declaration of Covenants, Conditions and Restrictions* - Clerk's File No. 2004-135298, Official Public Records, Montgomery County, Texas
- Relevant Instruments:**
- *Certificate & Articles of Incorporation* - Clerk's File No. 2004-143456, Official Public Records, Montgomery County, Texas

- **Bylaws (Amended August 2017)**– Clerk’s File No. 2017-076048, Official Public Records, Montgomery County, Texas
- **Architectural Control Guidelines & Regulations**  
Clerk’s File No. 2018-013063, Official Public Records, Montgomery County, Texas
- **Payment Plan Policy** – Clerk’s File No. 2017-066686  
Official Public Records, Montgomery County, Texas
- **Records Retention Schedule** – Clerk’s File No. 2017-066687  
Official Public Records, Montgomery County, Texas
- **Records Production Policy** – Clerk’s File No. 2017-066688  
Official Public Records, Montgomery County, Texas

**Website:**

- <https://www.thepointeatlakewoodlands.com/default.php>

**Transfer Fee:**

- **\$200.00 to THE POINTE HOMEOWNERS’ ASSOCIATION, INC.**

**Refinance Fee:**

- **\$100.00 to THE POINTE HOMEOWNERS’ ASSOCIATION, INC.**

**Resale Certificate Fee:**

- **\$300.00 to THE POINTE HOMEOWNERS’ ASSOCIATION, INC.**

**Mailing Address for the Association:**

THE POINTE HOMEOWNERS’ ASSOCIATION, INC.  
3 Dorset Square  
The Woodlands, Texas 77381

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or Designated Representative:**

THE POINTE HOMEOWNERS’ ASSOCIATION, INC.  
Nancy Devlin  
3 Dorset Square  
The Woodlands, Texas 77381  
Tel: 571-405-4059  
Email: [njdevlin4@yahoo.com](mailto:njdevlin4@yahoo.com)

Signed this 21<sup>st</sup> day of September, 2023.

**THE POINTE HOMEOWNERS’ ASSOCIATION, INC.**

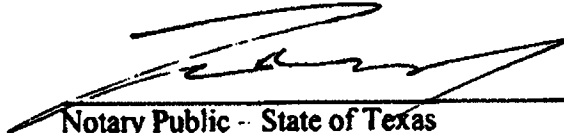
  
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**NANCY DEVLIN, President**

STATE OF TEXAS

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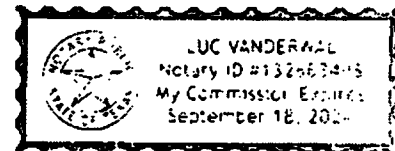
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 21 day of September, 2023, by NANCY DEVLIN, as President of THE POINTE HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.

  
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Notary Public - State of Texas

AFTER RECORDING RETURN TO:

**BRYAN P. FOWLER**  
**The Fowler Law Firm**  
**505 West Davis**  
**Conroe, Texas 77301**



**E-FILED FOR RECORD**

09/25/2023 09:43AM



*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.

**09/25/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas