

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
MONTGOMERY BEND HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Montgomery Bend Homeowners' Association, Inc., 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 Bend.
2. Name of Association: The name of the Association is Montgomery Bend Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
 - a. 79.910 acres of land as described by metes and bounds on "Exhibit A" attached to the "Declaration of Covenants, Conditions and Restrictions for Montgomery Bend" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2024094350 (which said Exhibit "A" is incorporated herein by reference).
 - b. Montgomery Bend, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2023106962 and in Cabinet 0AA, Sheets 0001-0004 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Montgomery Bend, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2024045023 and in Cabinet 0AA, Sheets 0559-0560 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 Bend.

b. Recording Information:

(1) Montgomery County Clerk's File No. 2024094350.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Montgomery Bend Homeowners' Association, Inc. c/o Inframark, 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: Amanda England, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: customercare@inframark.com
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://home.inframark.com/?c=322>.
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 Fee	\$ 375.00
Updated Resale Certificate Fee	\$ 75.00
Transfer Fee	\$ 275.00
Refinance Fee	\$ 100.00
Rush Fee	\$185.00 1 day; \$150.00 3 days; \$125.00 5 days
Initial Contribution Fee (Declaration Article IV, Sec. 4.10)	Each Owner (other than Declarant) who purchases a Lot will pay a one-time Initial Contribution to the Association which amount is due upon the transfer of title to the Lot. Upon the purchase of a Lot from Declarant, the Initial Contribution initially shall be \$1,000.00. Upon each subsequent sale of a Lot, the Initial Contribution must be

	confirmed by the Association. Some exemptions may apply.
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Executed on this 2 day of October, 2024.

**MONTGOMERY BEND HOMEOWNERS'
ASSOCIATION, INC.**

By: Inframark, Managing Agent

Amanda England

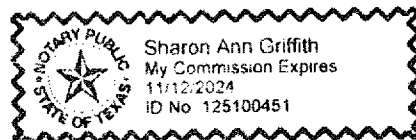
Amanda England, Dir. of Community Management

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 2 day of Oct., 2024 personally appeared Amanda England, Director of Community Management for Inframark, Managing Agent for Montgomery Bend Homeowners' Association, Inc., 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.

Sharon Ann Griffith
Notary Public in and for the State of Texas



E-FILED FOR RECORD

10/02/2024 11:39AM



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.

10/02/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas