

**BENDERS LANDING ESTATES PROPERTY OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Benders Landing Estates Property Owners Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information.

**Name of the Subdivision:** Benders Landing Estates, Section One (1),  
Benders Landing Estates, Section Two (2),  
Benders Landing Estates, Section Three (3),  
Benders Landing Estates, Section Four (4),  
Benders Landing Estates, Section Five (5),  
Benders Landing Estates, Section Six (6),  
Benders Landing Estates, Section Seven (7).

**Name of the Association:** Benders Landing Estates Property Owners Association

70	Benders Landing Estates	77386	Montgomery	Benders Landing Estates Property Owners Association	Management Certificate	4/14/2010	2010030349
					Management Certificate	10/26/2009	2009098042
					Supplemental Notice of Dedicatory Instrument	8/24/2009	2009076802
					Management Certificate	2/20/2008	2008015743
					Notice of Dedicatory Instrument	7/11/2006	2006077812
					By-Laws	9/13/2005	2005103920
					Adopted Policies	4/3/2024	2024032315
					ACC Denial And Appeal Hearing Policy	1/24/2022	2022008778
					Architectural Review Authority Policy And Charter	1/24/2022	2022008775
					Deed Restriction Hearing Policy	1/24/2022	2022008769
					Large Contract Bid Solicitation Policy	1/24/2022	2022008761
					Records Retention Policy	1/24/2022	2022008759
					Records Inspection & Production	1/24/2022	2022008754
					Collection Policy	1/24/2022	2022008644
					Amended and Restated By-Laws	11/13/2020	2020131234
					Supplemental Notice of Dedicatory Instruments	7/6/2020	2020067977
					Supplemental Notice of Dedicatory Instruments	9/13/2018	2018089414
					Supplemental Notice of Dedicatory Instruments	6/29/2017	2017056892
					Supplemental Notice of Dedicatory Instruments	3/28/2016	2016025441
					Supplemental Notice of Dedicatory Instruments	1/7/2016	2016001342
					Supplemental Notice of Dedicatory Instruments	8/5/2014	2014075745
					Supplemental Notice of Dedicatory Instruments	6/30/2014	2014062443
					Supplemental Notice of Dedicatory Instruments	5/23/2014	2014048259
					Notice of Void Provisions In the Assignment of Developers Rights	5/22/2014	2014048103
					Supplemental Notice of Dedicatory Instruments	1/6/2014	2014000943
					Management Certificate	9/23/2013	2013104289
					Supplemental Notice of Dedicatory Instruments	8/15/2012	2012078086
					Supplemental Notice of Dedicatory Instruments	5/29/2012	2012048749
					Supplemental Notice of Dedicatory Instruments	3/19/2012	2012024096
					Management Certificate	2/1/2012	2012008826
					Supplemental Notice of Dedicatory Instruments	1/17/2012	2012003852
					Supplemental Notice of Dedicatory Instruments	9/21/2011	2011083584

**Name and Mailing Address of the Association**

Benders Landing Estates Property Owners Association, Inc.  
c/o Principal Management Group of Houston  
4700 West Sam Houston Parkway North, Suite 100  
Houston, Texas 77041

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

Principal Management Group of Houston  
4700 West Sam Houston Parkway North, Suite 100  
Houston, Texas 77041  
713 - 329-7100  
PMG.Houston.CustomerService@pmghouston.com

**Website Address of the Association**

www.townsq.io

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records. \$95.

Resale Certificate. \$375

Resale Certificate Update: \$95

Legacy Account Closure Fee: \$220

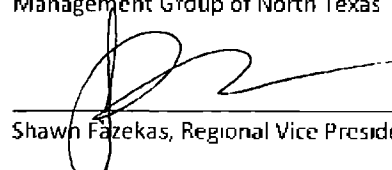
Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation. \$175 for 1 day expedite

\$125 for 3 day expedite

Executed on this the 22 day of August 2024

Benders Landing Estates Property Owners Association, Inc.,  
acting by and through its managing agent, Principal  
Management Group of North Texas

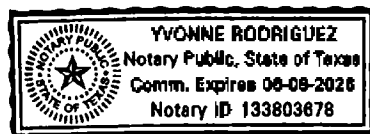
  
Shawn Fazekas, Regional Vice President

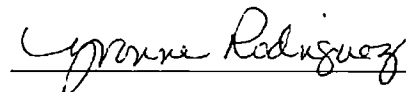
STATE OF TEXAS §

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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 22 day of August 2024 by Shawn Fazekas, Regional Vice President with Principal Management Group of Houston, the managing agent for Benders Landing Estates Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



  
Notary Public, State of Texas

When recorded return to:  
Principal Management Group of Houston  
4700 West Sam Houston Parkway North, Suite 100  
Houston, Texas 77041

**E-FILED FOR RECORD**

09/04/2024 12:40PM



*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.

**09/04/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas