

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
PROPERTY OWNERS ASSOCIATION OF WEDGEWOOD FOREST, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Property Owners Association of Wedgewood Forest, Inc. ("Association"), a non-profit corporation 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 Wedgewood Forest.
2. Name of Association: The name of the Association is Property Owners Association of Wedgewood Forest, Inc.
3. Recording Data for the Subdivision:

Wedgewood Forest, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 3934-3935 and under Clerk's File No. 2016-036006 of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.

Wedgewood Forest, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4351-4354 and under Clerk's File No. 2017006484 of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.

Wedgewood Forest, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 6983-6988 and under Clerk's File No. 2021014684 of the Map Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.

Wedgewood Forest, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 7783-7787 and under Clerk's File No. 2021134520 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 Wedgewood Forest.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Wedgewood Forest.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Wedgewood Forest.
- (4) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Wedgewood Forest, Section Two (2) a Subdivision in Montgomery County, Texas.
- (5) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Wedgewood Forest, Section Three (3) a Subdivision in Montgomery County, Texas.
- (6) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Wedgewood Forest, Section Three (3) a Subdivision in Montgomery County, Texas.
- (7) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Wedgewood Forest, Section Four (4) a Subdivision in Montgomery County, Texas.
- (8) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Wedgewood Forest, Section Four (4) a Subdivision in Montgomery County, Texas.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2017006351.
- (2) Montgomery County Clerk's File No. 2018008334.
- (3) Montgomery County Clerk's File No. 2022146258.
- (4) Montgomery County Clerk's File No. 2017009276.
- (5) Montgomery County Clerk's File No. 2021028071.
- (6) Montgomery County Clerk's File No. 2021044320.
- (7) Montgomery County Clerk's File No. 2021137289.
- (8) Montgomery County Clerk's File No. 2022143616.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Property Owners Association of Wedgewood Forest, Inc. c/o Principal Management Group of Houston, 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMG Conveyance Department, Principal Management Group of Houston. Address: 4700 West Sam

Houston Parkway North, Suite 100, Houston, Texas 77041. Phone No.: 713.329.7100.
Email Address: webmaster@pmghouston.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.townsq.io.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
New Account Set Up Fee	\$ 65.00
Resale Certificate Fee	\$ 340.00
Resale Certificate Update Fee	\$ 75.00
Legacy Account Closure Fee	\$ 220.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation	\$175.00 1 day expedite; \$125.00 3 day expedite
PMG Transfer Fee	\$ 220.00
Operating Fund Capitalization Fee [Declaration Article V, Section 5.7]	Each owner, (other than the Developer, a Declarant or a Builder as defined in the Declaration) upon acquiring title to a lot, shall pay an Operating Fund Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The current Operating Fund Capitalization Fee is \$400.00. For future years, the Operating Fund Capitalization Fee amount must be confirmed with the Association.
Reserve Fund Capitalization Fee [Declaration Article V, Section 5.8]	Upon transfer of ownership of a lot by a builder only, the lot is subject to a Reserve Fund Capitalization Fee in an amount equal to 1/4 th of the then-current Annual Assessment. The current Reserve Fund Capitalization Fee is \$200.00. For future years, the Reserve Fund Capitalization Fee amount must be confirmed with the

Administrative Fee [Declaration Article V, Section 5.9]	<p>Association.</p> <p>An Administrative Fee will be charged in connection with the sale of a lot in the amount not to exceed 1/3rd of the Annual Assessment. The current Administrative Fee is \$233.33. For future years, the Administrative Fee amount must be confirmed with the Association.</p>
Adopt A School Assessment [Declaration Article V, Section 5.10]	<p>The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a builder to a purchaser, \$50.00 to be paid by the builder/seller and \$50.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay a sum equal to 1/4th of the then-current Annual Assessment. The current Adopt a School Assessment is (a) \$100.00 or (b) \$200.00. For future years, the Adopt a School Assessment must be confirmed with the Association.</p>

Executed on this 23 day of February, 2024.

**PROPERTY OWNERS ASSOCIATION OF
WEDGEWOOD FOREST, INC.**

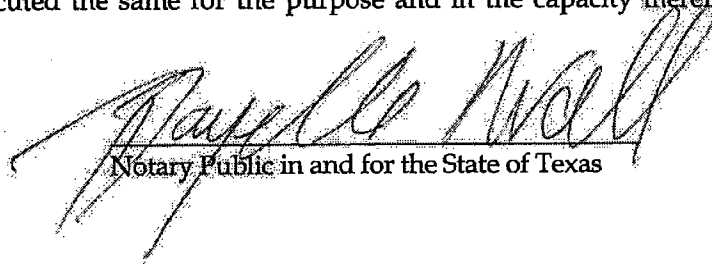
By: Principal Management Group of Houston,
Managing Agent


Rachel Richmond, Community Director

*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 23 day of February, 2024 personally appeared Rachel Richmond, Community Director for Principal Management Group of Houston, Managing Agent for Property Owners Association of Wedgewood Forest, 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.


Notary Public in and for the State of Texas



E-FILED FOR RECORD

02/27/2024 11:24AM



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.

02/27/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas