



DOC #2024113318

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MANAGEMENT CERTIFICATE for
CLEAR CREEK FOREST, SECTION 11, PROPERTY OWNERS ASSOCIATION, INC.

Pursuant to Section 209.004 of the Texas Property Code, the Clear Creek Forest, Section 11, Property Owners Association, Inc. (the "Association") hereby files the following Management Certificate.

1. Name of the Subdivision:

Clear Creek Forest Section 11

2. Name of the Property Owners Association:

Clear Creek Forest, Section 11, Property Owners Association, Inc.

3. Recording Data for the Subdivision:

Clear Creek Forest Section 11, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Volume 1105, Page 794, of the Plat Records of Montgomery County, Texas

4. Recording Data for the Declaration:

Restrictions Clear Creek Forest Subdivision Section 11, recorded in Volume 1105, Page 794 of the Real Property Records of Montgomery County, Texas

5. Name and Mailing Address of the Association:

Clear Creek Forest, Section 11, Property Owners Association, Inc.
c/o Tristar Community Management, LLC
525 Woodland Sq Blvd, Ste 250
Conroe, Texas 77384

6. Name & Mailing Address of Designated Representative for the Association:

Jennifer Zinnante
Tristar Community Management, LLC
Managing Agent for the Association
525 Woodland Sq Blvd, Ste 250
Conroe, Texas 77384
(936) 207-1440 telephone
jennifer@tristarcmm.net

7. Internet Website Address for accessing Association's Dedicatory Instruments:

<https://tristar.cincwebaxis.com>

8. Fees Charged by the Association Relating to a Property Transfer in the Subdivision:

Resale Certificates:	\$375.00
Rush Day 1:	\$100.00
Rush Day 3:	\$ 70.00
Rush Day 5:	\$ 50.00
Updated Resale:	\$ 75.00
Transfer Fee to Tri-Star :	\$275.00
Transfer Fee to Clear Creek Forest Section 11	\$225.00
Notice of Lien:	\$109.00
Release of Lien:	\$109.00

Disclaimer: This management certificate does not purport to include every piece of recorded information about the Association, nor does state law require that such a comprehensive catalog of dedicatory instruments appear in this certificate. The purpose of the management certificate is to identify the Association and relevant contact information for same in observance and compliance with Texas Property Code Section 209.004.

EXECUTED ON this 1 day of November, 2024.

Clear Creek, Section 11, Property Owners Association, Inc.,
Acting by and through its Managing Agent,



Jennifer Taylor, community manager
Tristar Community Management, LLC

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 11th day of November, 2024, by Jennifer Zinnante, community manager for Tristar Community Management, LLC as Managing Agent for the Clear Creek Forest, Section 11, Property Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.





Notary Public, State of Texas

After recording, please return to:
Tristar Community Management, Inc.
525 Woodland Sq Blvd, Ste 250
Conroe, Texas 77384

FILED FOR RECORD
11/12/2024 09:27AM



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

11/12/2024



L. Brandon Steinmann
County Clerk
Montgomery County, Texas

ORIGINAL RETURNED AT TIME OF RECORDATION

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of the illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.