

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**ROYAL SAN MARINO HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY      §

ROYAL SAN MARINO HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

(1) the name of the Subdivision is:

- (a) Royal San Marino, Section One;
- (b) Villa San Marino, Section One;

(2) the name of the Association is Royal San Marino Homeowners' Association, Inc.;

(3) the Subdivision is recorded in the Map and Plat Records of Montgomery County, Texas, as follows:

- (a) Final Plat, Royal San Marino, Section One, under Cabinet Z, Sheet 6093;
- (b) Lots 1, 2 and 3 Block 1 of Villa San Marino, Section One, under Cabinet Z, Sheet 1334;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Royal San Marino, Declaration of Easements, Covenants, and Restrictions, under Clerk's File No. 2018071954;
- (b) First Amendment to Royal San Marino, Declaration of Easements, Covenants, and Restrictions, under Clerk's File No. 2021021589;
- (c) Second Amendment to Royal San Marino, Declaration of Easements, Covenants, and Restrictions, under Clerk's File No. 2021143298;

(5) the name and mailing address of the Association is:

- (a) Royal San Marino Homeowners' Association, Inc., c/o Legacy Management Group, 20008 Champions Forest Dr., #703, Spring, Texas 77379;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Legacy Management Group, 20008 Champions Forest Dr., #703, Spring, Texas 77379;

(b) (832) 843-3363;

(c) [meganberry@legacymanagementgroup.net](mailto:meganberry@legacymanagementgroup.net);

(7) The Association's website address is:

<https://legacy.cincwebaxis.com/RSMH/documents;>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Transfer Fee - \$325.00;

(b) Resale Certificate - \$375.00;

(c) Statement of Account - \$100.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 14<sup>th</sup> DAY OF January, 2025.

By: Megan Berry  
Megan Berry, Managing Agent for  
Royal San Marino Homeowners' Association, Inc.

STATE OF TEXAS

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§

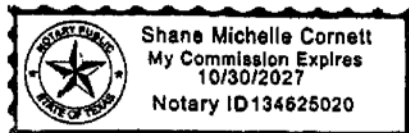
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Megan Berry, of Legacy Management Group, Managing Agent for Royal San Marino Homeowners' Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 14<sup>th</sup> day of January, 2025.

Shane Michelle Cornett  
Notary Public, State of Texas

E-RECORDED BY:  
HOLTOLLETT, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



**E-FILED FOR RECORD**

01/17/2025 09:05AM



*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.

**01/17/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas