

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS

§

COUNTY OF MONTGOMERY

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VALLEY RANCH 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 Valley Ranch;
- (2) the name of the Association is Valley Ranch Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - a. Valley Ranch, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 191 and 192 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Valley Ranch, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 193 and 194 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Valley Ranch, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 195 and 196 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Valley Ranch, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 650 and 651 and under File No. 2007-020853 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Valley Ranch, Section Four (4) Partial Replat No. 1 and Extension, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4669 and 4670 and under Clerk's File No. 2017076976 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Valley Ranch, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 652 and 653 and under Clerk's File No. 2007-020858 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Valley Ranch, Section Six (6), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 654 and 655 and under Clerk's File No. 2007-021002 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Valley Ranch, Section Seven (7), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4671 and 4672 and under Clerk's File No. 2017076994 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Valley Ranch, Section Eight (8), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheet 2095 and 2096 and under Clerk's File No. 2011-099760 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Valley Ranch, Section Nine (9), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4972 and 4973 and under Clerk's File No. 2018013260 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Valley Ranch, Section Ten (10), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheet 2097 and under Clerk's File No. 2011099759 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Valley Ranch, Section Eleven (11), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 3024 and 3025 and under Clerk's File No. 2014-

- 091097 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Azalea District, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 3226-3230 and under Clerk's File No. 2015-009754 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - n. Azalea District, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 3956 and 3957 and under Clerk's File No. 2016-045400 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - o. Azalea District, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4115 and 4116 and under Clerk's File No. 2016071936 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - p. Azalea District, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4739 and 4740 and under Clerk's File No. 2017087339 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - q. Azalea District, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4741 and 4742 and under Clerk's File No. 2017087357 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - r. 32.568 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation of Valley Ranch, Section 32.568 Acres" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2017041869 (which said Exhibit "A" is incorporated herein by reference).

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

- (a) Declaration of Covenants, Conditions and Restrictions .for Valley Rnach Single Family Residential Area, under Clerk's File No. 2006-006119;
- (b) Clarification Amendment to the Declaration of Covenants, Conditions and Restrictions .for Valley Ranch Single Family Residential Area , under Clerk's File No. 2015113320;
- (c) Declaration of Annexation (Valley Ranch, Section 4), under Clerk's File No. 2007-032210;
- (d) Declaration of Annexation (Valley Ranch, Section 5), under Clerk's File No. 2007-032211;
- (e) Declaration of Annexation (Valley Ranch, Section 7), under Clerk's File No. 2018109573;
- (f) Declaration of Annexation (Valley Ranch, Section Eight 8), under Clerk's File No. 2018109603;
- (g) Declaration of Annexation (Valley Ranch, Section 9) under Clerk's File No. 2018109601;
- (h) Declaration of Annexation (Valley Ranch, Section 10), under Clerk's File No. 2018109602;
- (i) Declaration of Annexation (Valley Ranch, Section 10), under Clerk's File No. 2015012128;
- (j) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Azalea District Sec 2., under Clerk's File No. 2016052617;
- (k) Annexation of Azalea District Sec 3., under Clerk's File No. 2016091945;
- (l) Annexation of Azalea District Sec 4., under Clerk's File No. 2017089930;
- (m) Annexation of Azalea District Sec 5., under Clerk's File No. 2017089931;
- (n) Annexation of Valley Ranch, 32.568 Acres, under Clerk's File No. 2017041869;

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

- (a) Valley Ranch Homeowners Association, Inc., c/o Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;

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

(a) Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;

(b) (281) 579-0761;

(c) info@crest-management.com;

(7) The Association's website address is:

www.crest-management.com

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

(a) Resale Certificate Fee: \$375.00;

(b) Resale Certificate Update: \$75.00;

(c) Certified Statement of Account (Transfer Fee): \$295.00;

(d) Refinance Statement of Account: \$75.00;

(e) RUSH FEE: \$100.00

(for documents that need to be provided in less than 3 business days);

(f) Capitalization Fee: \$390.00

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing 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.

SIGNATURE AND ACKNOWLEDGEMENT FOLLOW

SIGNED THIS 5th DAY OF May, 2025.

By: Carolyn Bonds, Carolyn Bonds, PCAM
on behalf of Crest Management Company, AAMC,
Managing Agent for Valley Ranch Homeowners Association, Inc.

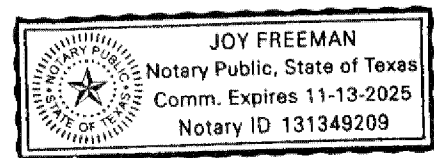
STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Valley Ranch Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 5 day of May, 2025.

Joy Freeman
Notary Public, State of Texas

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



E-FILED FOR RECORD

05/21/2025 08:23AM



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.

05/21/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas