

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
PEPPER HILL PROPERTY OWNERS' ASSOCIATION**

The undersigned certifies that he is the President of PEPPER HILL PROPERTY OWNERS' ASSOCIATION, the property owners' association for Pepper Hill, a subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

- Name of Subdivision:** • Pepper Hill
- Name of Association:** • Pepper Hill Property Owners' Association
- Recording Data for the Subdivision:** • *Pepper Hill* - Clerk's File No. 8253253 [Cabinet D, Sheet 62A-62B, Map Records], Official Records, Montgomery County, Texas
- Recording Data for the Restrictions:** • *Amended and Restated Restrictions (May 2011)* – Clerk's File No. 2011-042857, Official Records, Montgomery County, Texas
- *Declaration (Lots 10-25 Replatted as Emmett Estates Section One)* – Clerk's File No. 2007-112268, Official Records, Montgomery County, Texas
- Other Relevant Instruments:** • *Articles of Incorporation* – Clerk's File No. 2012-062387, Official Records, Montgomery County, Texas
- *Bylaws (Amended August 2022)* – Clerk's File No. 2023-006242, Official Records, Montgomery County, Texas
- *Various Policies and Instruments* – Clerk's File No. 2012-062388, Official Records, Montgomery County, Texas:
- Policy Regarding Records Retention, Inspection & Production;
  - Collection/Payment Plan Policy;
  - Resolution and Guidelines Regarding Regulation of Flag Display;
  - Resolution and Guidelines Regarding Regulation of Solar Energy Devices;
  - Resolution and Guidelines Regarding Regulation of Rain Barrels and Harvesting Devices;

- ▶ Resolution and Guidelines Regarding Roofing Materials;
- ▶ Resolution and Guidelines Regarding Regulation of Display of Certain Religious Items; and
- ▶ Fine Schedule of Pepper Hill Property Owners' Association

Website:

- N/A

Transfer Fee

- **\$100.00 Transfer Fee to Pepper Hill Property Owners' Association**

Refinance Fee:

- N/A

Resale Certificate Fee:

- N/A

**Mailing Address of the Association:**

Pepper Hill Property Owners' Association  
4369 Pepperhill Drive  
Montgomery, Texas 77316

**Name and Mailing Address of  
Person Managing the Association or  
Designated Representative:**

Pepper Hill Property Owners' Association  
Julia Murphy  
4369 Pepperhill Drive  
Montgomery, Texas 77316  
Tel: 713-569-6025  
Email: [phpoa77316@yahoo.com](mailto:phpoa77316@yahoo.com)

Signed this 3rd day of February, 2025.

**PEPPER HILL PROPERTY OWNERS'  
ASSOCIATION**

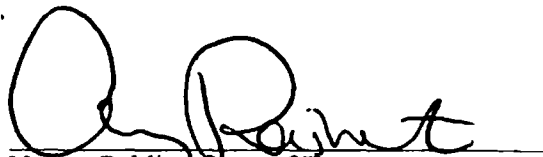
  
JAI McCURLEY, President

STATE OF TEXAS

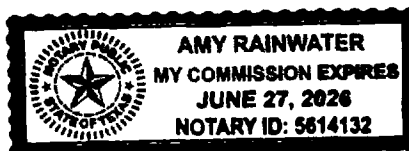
§  
§  
§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 3rd day of February, 2025, by JAI McCURLEY, President of PEPPER HILL PROPERTY OWNERS' ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.

  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
**BRYAN P. FOWLER**  
The Fowler Law Firm  
505 West Davis  
Conroe, Texas 77301



**E-FILED FOR RECORD**

02/04/2025 02:14PM



*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.

**02/04/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas