

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PERFECTION RANCH PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Perfection Ranch Property Owners Association, a non-profit corporation ("**Association**") 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 Perfection Ranch.
2. Name of Association: The name of the Association is Perfection Ranch Property Owners Association.
3. Recording Data for the Subdivision:
 - a. Texas Perfection Ranch, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet P, Sheets 42-44 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Perfection Ranch Subdivision, a Replat of Texas Perfection Ranch Subdivision, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 35-42 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Perfection Ranch Subdivision Amending Plat No. 1, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 568-570 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) Amended Declaration of Covenants, Conditions and Restrictions for Perfection Ranch Subdivision.

- (2) First Amendment to Amended Declaration of Covenants, Conditions and Restrictions for Perfection Ranch Subdivision.
- (3) Second Amendment to Amended Declaration of Covenants, Conditions and Restrictions for Perfection Ranch Subdivision.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2005-130297.
- (2) Montgomery County Clerk's File No. 2016013063.
- (3) Montgomery County Clerk's File No. 2021061310.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Perfection Ranch Property Owners Association c/o IMC Property Management, 3500 W. Davis Street, Suite 190, Conroe, Texas 77304.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: IMC Property Management. Address: 3500 W. Davis Street, Suite 190, Conroe, Texas 77304. Phone No.: 936.756.0032. Email Address: tgausen@imcmanagement.net.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: portal.imcmanagement.net.
- 8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee	\$ 225.00
Refinance Fee	\$ 225.00

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E-FILED FOR RECORD

05/24/2023 03:21PM



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.

05/24/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas