

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Ladera Creek Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions Ladera Creek Section One	Montgomery County Clerk's File No. 2016064701	File No. 20160647001, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions and Restrictions Ladera Creek Section One	Montgomery County Clerk's File No. 2022103279	As stated in said Declaration
Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Ladera Creek Community Association (Amendment)	Montgomery County Clerk's File No. 2024033933	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Two	Montgomery County Clerk's File No. 2017045751	File No. 2017029158, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Three	Montgomery County Clerk's File No. 2017107173	File No. 2017088422, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Condiitons and Restrictions Annexation of Ladera Creek Section Four	Montgomery County Clerk's File No. 2019058964	File No. 2018103251, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Five	Montgomery County Clerk's File No. 2019099255	File No. 2019053606, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Six	Montgomery County Clerk's File No. 2021061334	File No. 2021051929, Real Property Records, Montgomery County, Texas; and as stated in said Declaration

Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Seven	Montgomery County Clerk's File No. 2023085269	File No. 2023052311, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Eight	Montgomery County Clerk's File No. 2023085270	File No. 2023052310, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Nine	Montgomery County Clerk's File No. 2022132668	File No. 2022085655, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants Conditions and Restrictions Annexation of Ladera Creek Section Ten	Montgomery County Clerk's File No. 2020131953	File No. 2020117608, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Eleven	Montgomery County Clerk's File No. 2022145714	File No. 2022125141, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Twelve	Montgomery County Clerk's File No. 2023000944	File No. 2022134579, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Ladera Creek Section Thirteen	Montgomery County Clerk's File No. 2021080635	File No. 2021064033, Real Property Records, Montgomery County, Texas; and as stated in said Declaration
Certificate of Formation and Bylaws	Montgomery County Clerk's File No. 2016074083	As stated in said Declarations
Restated and Amended Bylaws	Montgomery County Clerk's File No. 2024090392	As stated in said Declarations
Records Production and Copying Policy	Montgomery County Clerk's File No. 2016086965	As stated in said Declarations
Standby Electric Generator Guidelines	Montgomery County Clerk's File No. 2016086966	As stated in said Declarations
Solar Energy Devices Guidelines	Montgomery County Clerk's File No. 2016086967	As stated in said Declarations

Collection/Payment Plan Policy	Montgomery County Clerk's File No. 2016086968	As stated in said Declarations
Rainwater Harvesting System Guidelines	Montgomery County Clerk's File No. 2016086969	As stated in said Declarations
Document Retention Policy	Montgomery County Clerk's File No. 2016094860	As stated in said Declarations
Flag Display Guidelines	Montgomery County Clerk's File No. 2016094861	As stated in said Declarations
Shingle Criteria	Montgomery County Clerk's File No. 2016094862	As stated in said Declarations
Deed Restriction Violation Hearing Policy	Montgomery County Clerk's File No. 2022095847	As stated in said Declarations
Community Policies Manual [Collection/Payment Plan Policy; Records Production/Copying Policy; Document Retention Policy; Solar Energy Devices Policy; Shingles Criteria; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy]	Montgomery County Clerk's File No. 2023097966	As stated in said Declarations
Residential Improvement Guidelines - Homeowners	Montgomery County Clerk's File No. 2024044346	As stated in said Declarations

Name and Mailing Address for Association

Ladera Creek Community Association  
c/o ACMI  
12603 Louetta Road, Suite 101  
Cypress, Texas 77429

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

ACMI  
12603 Louetta Road, Suite 101  
Cypress, Texas 77429

Telephone Number to contact the Association

(281) 251-2292

Email Address to contact the Association

info@acmimgmt.com

Association Website

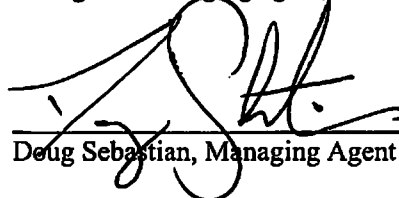
www.acmimgmt.com

Transfer of Title Fees

Transfer Fee:	\$250.00
Resale Certificate Fee:	\$275.00
Refinance Fee:	\$135.00
Quote Fee:	\$13.00 per quote requested
Working Capital Assessment:	\$500.00


Executed on this the 19<sup>th</sup> day of September, 2024.

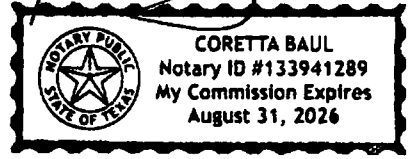
Ladera Creek Community Association, Inc., a  
Texas non-profit corporation, acting by and  
through its managing agent, ACMI

  
\_\_\_\_\_  
Doug Sebastian, Managing Agent

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 19<sup>th</sup> day of September, 2024, by Doug Sebastian, Managing Agent with ACMI, the managing agent for Ladera Creek Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.

  
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Notary Public, State of Texas



When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056

**E-FILED FOR RECORD**

09/23/2024 08:55AM



*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.

**09/23/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas