

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**WALDEN ELMS NEIGHBORHOOD ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

WALDEN ELMS NEIGHBORHOOD 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 Walden Elms;
- (2) the name of the Association is Walden Elms Neighborhood Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Montgomery County, Texas, as follows:
  - (a) Village of Alden Bridge, Section 42, recorded in Cabinet J, Sheets 106-109;
- (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 Walden Elms Neighborhood Association, under Clerk's File No. 9779203;
- (5) the name and mailing address of the Association is:
  - (a) Walden Elms Neighborhood Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
  - (b) (877) 253-9689;
  - (c) houston@fsresidential.com;
- (7) The Association's website address is <https://www.fsresidential.com/connect/residents/>
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee - \$375.00;
- (b) Update Resale Certificate Fee - \$75.00;
- (c) Transfer Fee - \$340.00;
- (d) Refinance Fee - \$100.00;
- (e) Welcome Packet Fee - \$26.50;

(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 13<sup>th</sup> DAY OF November, 2024.

By: Aguilera, on behalf of  
FirstService Residential Houston, Managing Agent for  
Walden Elms Neighborhood Association, Inc.

Courtney Aguilera  
Print Name

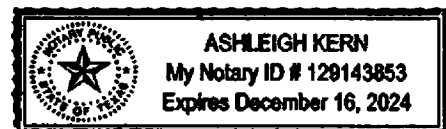
STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned authority, on this day personally appeared Courtney Aguilera, of FirstService Residential Houston, Managing Agent for Walden Elms Neighborhood 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 13<sup>th</sup> day of November, 2024.

Ashleigh Kern  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MAIA BARTEE  
Assistant General Counsel  
FirstService Residential  
14951 Dallas Pkwy Suite 600 Dallas, TX 75254



E-FILED FOR RECORD

11/15/2024 12:26PM



*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.

11/15/2024



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas