

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE  
HERITAGE RANCH ROAD PROPERTY OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
COUNTY OF MONTGOMERY   §

The undersigned, being the Managing Agent of Heritage Ranch Road Property Owners Association, Inc. (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, in accordance with the Texas Property Code, submits the following information, which supersedes any prior Management Certificate filed by the Association. The Association is the property owners association for an unplatted residential real property development known as Berryman Investments, Inc. 10+ Acre Ranch Estates, an unrecorded subdivision in Montgomery County, Texas (the Subdivision).

Name of Subdivision:

BERRYMAN INVESTMENTS, INC. 10+ ACRE RANCH ESTATES

Name of Association:

Heritage Ranch Road Property Owners Association, Inc.

Recording Data of Subdivision:

The Association is the property owners association for an unplatted residential real property development known as Berryman Investments, Inc. 10+ Acre Ranch Estates, an unrecorded subdivision in Montgomery County, Texas (the Subdivision). Fifteen tracts in the William Brooks Survey Abstract No. 81 and the Blake Bennette Survey Abstract No.4, Montgomery County, Texas known as Tracts 35-44 and Tracts 60-64. Fifty five tracts in the Bennette Blake Survey Abstract No.4, Montgomery County, Texas known as Tracts 45-59, Tracts 65-93 and Tracts 73A, 73B, 74A, 74B, 75A, 75B, 76A, 76B and 77.

Recording Data for the Declaration(s):

Declarations of Covenants, Conditions and Restrictions for Berryman Investments, Inc. 10+ Acre Ranch Estates - Montgomery County Clerk's File No. 2010075329

Declarations of Covenants, Conditions and Restrictions for Berryman Investments, Inc. 10+ Acre Ranch Estates - Montgomery County Clerk's File No. 2011073740

Supplement to Declarations - Montgomery County Clerk's File No. 2013099246

Declarations of Covenants, Conditions and Restrictions for Berryman Investments, Inc. 10+ Acre Ranch Estates - Montgomery County Clerk's File No. 2014068913

Declarations of Covenants, Conditions and Restrictions for Berryman Investments, Inc. 10+ Acre Ranch Estates - Montgomery County Clerk's File No. 2015045854

Declarations of Covenants, Conditions and Restrictions for Berryman Investments, Inc.  
10+ Acre Ranch Estates - Montgomery County Clerk's File No. 2017041761

Association Information:

Heritage Ranch Road Property Owners Association, Inc.  
c/o CH&P Management LLC  
PO Box 1920  
Conroe, TX 77305  
Website: [engage.goenumerate.com/s/heritageranchroad](http://engage.goenumerate.com/s/heritageranchroad)  
Phone number: 936-570-0132

Designated Representative Information:

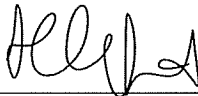
CH&P Management LLC  
1712 N. Frazier Street, Suite 215  
Conroe, TX 77301  
Phone Number: 936-570-0132  
Email: [info@chpmanagement.com](mailto:info@chpmanagement.com)

Fees Related to Property Transfer:

CH&P Transfer Fee: \$195  
CH&P Refinance Fee: \$50  
Resale Certificate Fee: \$250  
Update Resale Certificate Fee: \$75  
Rush Resale Certificate Fee: Depending on number of business days up to \$150

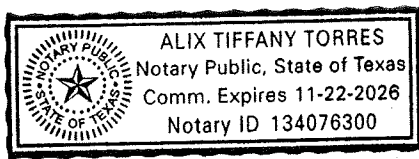
Executed this the 1st day of November, 2023.

Heritage Ranch Road Property Owners Association, Inc.

By:   
Savannah Crihfield  
CH&P Management LLC  
Managing Agent

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY       §

This instrument was acknowledged before me on this the 1st day of ~~November~~, 2023, by Savannah Carihfield, CH&P Management LLC, the Managing Agent of Heritage Ranch Road Property Owners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.



Alix Torres  
Notary Public, State of Texas

*Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.*

**E-FILED FOR RECORD**

11/01/2023 03:59PM



*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.

**11/01/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas