

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
JACOBS RESERVE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                                §  
   §  
COUNTY OF MONTGOMERY                   §

JACOBS RESERVE HOMEOWNERS 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 Jacob's Reserve;
  
- (2) the name of the Association is Jacobs Reserve Homeowners Association, Inc.;
  
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:
  - (a) The Woods at Jacobs Reserve, under Cabinet Z, Sheets 682-683;
  - (b) The Woods at Jacobs Reserve, Section 2, under Document No. 2014037697;
  - (c) The Grove at Jacobs Reserve, under Cabinet Z, Sheets 708-709;
  - (d) The Forest at Jacobs Reserve, under Cabinet Z, Sheets 712-713;
  - (e) The Arbors at Jacobs Reserve, under Cabinet Z, Sheets 710-711;
  - (f) The Pines at Jacobs Reserve, under Cabinet Z, Sheets 1780-1781;
  - (g) The Pines at Jacobs Reserve Section 2, under Clerk's File No. 2010102630
  - (h) Holly Terrace at Jacob's Reserve, Section 1, under Cabinet Z, Sheets 2037-2038;
  - (i) Holly Terrace at Jacob's Reserve, Section 2, under Cabinet Z, Sheets 2341-2342;
  - (j) Holly Terrace at Jacob's Reserve, Section 4, under Cabinet Z, Sheets 2670-2671;
  - (k) Holly Terrace at Jacob's Reserve, Section 5, under Cabinet Z, Sheets 2928-2929;
  - (l) The Gardens at Jacobs Reserve, under Cabinet Z, Slides 2329-2331;

- (m) The Oak Estates at Jacobs Reserve, Section 1, under Cabinet Z, Sheets 2327-2328;
- (n) The Oak Estates at Jacobs Reserve, Section 2, under Cabinet Z, Sheets 2905-2906;
- (o) The Meadows at Jacobs Reserve, Section 1, under Cabinet Z, Sheet 2206;
- (p) The Meadows at Jacobs Reserve, Section 2, under Cabinet Z, Sheets 2476-2478;
- (q) The Meadows at Jacobs Reserve, Section 3, under Cabinet Z, Sheets 2567-2568;
- (r) The Meadows at Jacobs Reserve, Section 4, under Cabinet Z, Sheets 2569-2570;
- (s) The Meadows at Jacobs Reserve, Section 5, under Cabinet Z, Sheets 3038-3039;
- (t) The Meadows at Jacobs Reserve, Section 6, under Document No. 2018061706;
- (u) Pecan Grove at Jacobs Reserve, under Cabinet Z, Sheets 2672-2673;
- (v) The Fountains at Jacobs Reserve, under Cabinet Z, Sheets 2774-2775;

(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 Jacobs Reserve, under Clerk's File No. 2007070513;
- (b) Supplemental Declaration of Annexation of the Pines at Jacobs Reserve, under Clerk's File No. 2010071440;
- (c) Supplemental Declaration of Annexation of the Pines at Jacobs Reserve Section 2, under Clerk's File No. 2011029781;
- (d) Supplemental Declaration of Annexation of Holly Terrace at Jacobs Reserve, Section 1, under Clerk's File No. 2011083857;
- (e) Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve, Section 1, under Clerk's File No. 2012093927;

- (f) Jacobs Reserve Private Street Supplement, under Clerk's File No. 2012113470;
- (g) Supplemental Declaration of Annexation of the Gardens at Jacobs Reserve, under Clerk's File No. 2013006220;
- (h) Supplemental Declaration of Annexation of Oak Estates at Jacobs Reserve, under Clerk's File No. 2013006221;
- (i) Supplemental Declaration of Annexation of Oak Estates at Jacobs Reserve Section 2, under Clerk's File No. 2014103178;
- (j) Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve, Section 2, under Clerk's File No. 2013056365;
- (k) Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve Sections 3 and 4, under Clerk's File No. 2013098901;
- (l) Supplement Declaration of Annexation of the Meadows at Jacobs Reserve Section 5, under Clerk's File No. 2014103131;
- (m) Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve Section 6, under Clerk's File No. 2018012406;
- (n) Amended and Restated Neighborhood Designations The Woods at Jacobs Reserve, under Clerk's File No. 2013054497;
- (o) Supplemental Declaration of Annexation of Pecan Grove at Jacobs Reserve, under Clerk's File No. 2014001425;
- (p) Supplemental Declaration of Annexation of Holly Terrace at Jacobs Reserve, Section 4, under Clerk's File No. 2014048113;
- (q) Supplemental Declaration of Annexation of Holly Terrace at Jacobs Reserve, Section 5, under Clerk's File No. 2014103130;
- (r) Supplemental Declaration of Annexation of the Meadows at Jacobs Reserve, Section 5, under Clerk's File No. 2014103131;
- (s) Supplemental Declaration of Annexation of Oak Estates at Jacobs Reserve, Section 2, under Clerk's File No. 2014103178;
- (t) Supplemental Declaration of Annexation of The Fountains at Jacobs Reserve, under Clerk's File No. 2014057815;

- (u) Supplemental Declaration of Annexation of The Woods at Jacobs Reserve Section 2, under Clerk's File No. 2018073958;
- (v) Retaining Wall Amendment and Supplement, under Clerk's File No. 2013119734;
- (w) Amendment of Declaration Re: Lease Signs, under Clerk's File No. 2013024247;
- (x) Amendment of Declaration Re: Drainage, under Clerk's File No. 2014035119;
- (y) Build-Out Amendment to Declaration of Covenants, Conditions, and Restrictions for Jacobs Reserve, under Clerk's File No. 2015049012;

(5) the name and mailing address of the Association is:

- (a) Jacobs Reserve Homeowners Association, Inc. c/o LEAD Association Management, Inc. 13231 Champion Forest Drive., Suite 112, Houston, Texas 77069;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) LEAD Association Management, Inc. 13231 Champion Forest Drive., Suite 112, Houston, Texas 77069;
- (b) (281) 857-6027
- (c) [info@lead-inc.com](mailto:info@lead-inc.com)

(7) The Association's website address is:

[www.jacobsreservetx.org](http://www.jacobsreservetx.org)

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$175.00;
- (b) Resale Certificate Fee - \$375.00;
- (c) Updated Resale Certificate - \$75.00;
- (d) Refinance Fee - \$100.00;

- (e) Capitalization Fee - \$250.00;
- (f) Sales Fee - \$250.00 (due upon sale);

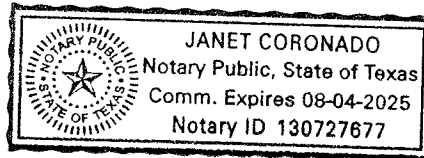
(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly 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 30th DAY OF August, 2021.

By: Shalisa Abonyi, on behalf of  
 LEAD Association Management, Inc., Managing Agent for  
 Jacobs Reserve Homeowners Association, Inc.

Shalisa Abonyi  
 Print Name

STATE OF TEXAS §  
 COUNTY OF MONTGOMERY §



BEFORE ME, the undersigned authority, on this day personally appeared Shalisa Abonyi, Agent of LEAD Association Management, Inc., Managing Agent for Jacobs Reserve Homeowners Association, Inc., 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 30 day of August, 2021.

Janet Coronado  
 Notary Public, State of Texas

**E-RECORDED BY:**  
 HOLT & YOUNG, P.C.  
 9821 Katy Freeway, Ste. 350  
 Houston, Texas 77024

**E-FILED FOR RECORD**

08/31/2021 08:33AM



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.

**08/31/2021**



County Clerk  
Montgomery County, Texas