

GRANGER PINES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Granger Pines Homeowners Association, Inc.** (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:

Name of the Subdivision: Granger Pines.

Name of the Association: Granger Pines Homeowners Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records of Montgomery County, Texas, as follows;

- (a) Granger Pines Section 1, recorded in Document No. 2020011550, Cabinet Z, Sheet 6291 of the Montgomery County Map Records, along with any supplements or replats thereof;
- (b) Granger Pines, Section 2, recorded in Document No. 2021050689, Cabinet Z, Sheets 7233-7238 of the Montgomery County Map Records, along with any supplements or replats thereof;
- (c) Granger Pines, Section 3A, recorded in Document No. 2021080218, Cabinet Z, Sheet 7447 of the Montgomery County Map Records, along with any supplements or replats thereof;
- (d) Granger Pines, Section 3B, recorded in Document No. 2021080219, Cabinet Z, Sheet 7453 of the Montgomery County Map Records, along with any supplements or replats thereof;
- (e) Granger Pines, Section 4, recorded in Document No. 2021065425, Cabinet Z, Sheet 7365 of the Montgomery County Map Records, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Montgomery County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Granger Pines, under Clerk's Document No. 2020019105, along with any amendments, supplements and annexations thereto;
- (b) Certificate of Formation of Granger Pines Homeowners Association, Inc., under Clerk's Document No. 2020019406, along with any amendments, supplements and annexations thereto;
- (c) Bylaws of the Granger Pines Homeowners Association, Inc., under Clerk's Document No. 2020019406, along with any amendments, supplements and annexations thereto;
- (d) Declaration of Annexation of Granger Pines, Section 2, under Clerk's Document No. 2021056039;
- (e) Declaration of Annexation of Granger Pines, Sections 3A and 3B, under Clerk's Document No. 2021090416;
- (f) Declaration of Annexation of Granger Pines, Section 4, under Clerk's Document No. 2021068986.

Name and Mailing Address for Association

Granger Pines Homeowners Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150

Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

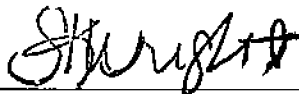
www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite
Capitalization Fees by first Owner from Builder 100% of the Current Annual Assessment Rate

Executed on this the 7th day of January, 2022

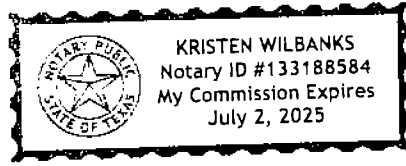
Granger Pines Homeowners Association, Inc., acting by and
through its managing agent, Principal Management Group of
Houston



Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Granger Pines Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



A handwritten signature in black ink, appearing to read "Kristen Wilbanks", written over a horizontal line.

Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

E-FILED FOR RECORD

01/20/2022 03:05PM



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.

01/20/2022



County Clerk
Montgomery County, Texas