

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Carlton Woods Association, Inc., 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, Restrictions and Easements for Carlton Woods at Village of Sterling Ridge Section 1, Section 2, Section 3, Section 4, Section 5	Montgomery County Clerk's File No. 2000051142	Cabinet O, Sheets 12-15; Cabinet O, Sheets 16-19; Cabinet O, Sheets 20-23; Cabinet O, Sheets 93-96; Cabinet O, Sheets 24-27; Map Records, Montgomery County, Texas; and as stated in said Declaration
First Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods	Montgomery County Clerk's File No. 2000051590	As stated in said Declaration
Annexation and Assignment Instrument - Declaration of Covenants, Restrictions Easements, Charges and Liens of The Woodlands	Montgomery County Clerk's File No. 2000070277	As stated in said Declaration
Amendment and Restatement of the Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods	Montgomery County Clerk's File No. 2000070278	As stated in said Declaration
Second Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods	Montgomery County Clerk's File No. 2004023159	As stated in said Declaration
Third Amendment to Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods	Montgomery County Clerk's File No. 2015088346	As stated in said Declaration

<p>Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Carlton Woods at Village of Sterling Ridge, Section 6)</p>	<p>Montgomery County Clerk's File No. 2000092147 and re-recorded under Clerk's File No. 2001028028</p>	<p>Cabinet O, Sheets 28-31, Map Records, Montgomery County, Texas; and as stated in said Declaration</p>
<p>Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Carlton Woods at Village of Sterling Ridge, Section 7)</p>	<p>Montgomery County Clerk's File No. 2001000457 and re-recorded under Clerk's File No. 2001022615</p>	<p>Cabinet O, Sheets 192-195; Map Records, Montgomery County, Texas and as stated in said Declaration</p>
<p>Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 8)</p>	<p>Montgomery County Clerk's File No. 2001019258</p>	<p>Cabinet P, Sheets 101-105; Map Records, Montgomery County, Texas; and as stated in said Declaration</p>
<p>Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 10)</p>	<p>Montgomery County Clerk's File No. 2001019260</p>	<p>Cabinet P, Sheets 111-114; Map Records, Montgomery County, Texas; and stated in said Declaration</p>

Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 9)	Montgomery County Clerk's File No. 2001047484	Cabinet P, Sheets 106-110; Map Records, Montgomery County, Texas; and as stated in said Declaration
Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 11)	Montgomery County Clerk's File No. 2001047486	Cabinet P, Sheets 115-119; Map Records, Montgomery County, Texas; and as stated in said Declaration
Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 12)	Montgomery County Clerk's File No. 2001098704	Cabinet Q, Sheets 187-190; Map Records, Montgomery County, Texas; and as stated in said Declaration
Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 13)	Montgomery County Clerk's File No. 2001098706	Cabinet Q, Sheets 191-194; Map Records, Montgomery County, Texas; and as stated in said Declaration

Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 14)	Montgomery County Clerk's File No. 2002017197	Cabinet R, Sheets 99-102 and Cabinet V, Sheets 78-81; Map Records, Montgomery County, Texas; and as stated in said Declaration
Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 15)	Montgomery County Clerk's File No. 2006084145	Cabinet Z, Sheets 419-423; Map Records, Montgomery County, Texas; and as stated in said Declaration
Annexation of Additional Lands to the Property Subject to the Declaration of Covenants, Conditions, Easements, Charges and Liens of the Woodlands/ Supplemental Declaration of Covenants, Conditions, Restrictions, and Easements for Carlton Woods (Village of Carlton Woods, Section 16)	Montgomery County Clerk's File No. 2010007469	Cabinet Z, Sheets 1727-1729; Map Records, Montgomery County, Texas; and as stated in said Declaration
Golf Maintenance Fee Declaration	Montgomery County Clerk's File No. 2001056396	As stated in said Declaration
Declaration of Restrictions	Montgomery County Clerk's File No. 2011024193	As stated in said Declaration
Affidavit - Articles of Incorporation; Carlton Woods Design Standards;	Montgomery County Clerk's File No. 2001012571	As stated in said Declarations
Affidavit - Policy Resolution: Combined Units	Montgomery County Clerk's File No. 2005113312	As stated in said Declarations
Board Resolution Establishing a Fine Policy	Montgomery County Clerk's File No. 2011106889	As stated in said Declarations

Design Standards	Montgomery County Clerk's File No. 2011109373	As stated in said Declarations
Records Retention Policy	Montgomery County Clerk's File No. 2011107342	As stated in said Declarations
Payment Plan Policy	Montgomery County Clerk's File No. 2011107343	As stated in said Declarations
Books and Records Production Policy	Montgomery County Clerk's File No. 2011107344	As stated in said Declarations
Regulation of Solar Panels, Roof Shingles, Flags, Flag Pools, Religious Items and Rain Barrels	Montgomery County Clerk's File No. 2011107345	As stated in said Declarations As stated in said Declarations
Addendum to Carlton Woods Design Standards	Montgomery County Clerk's File No. 2012060600	As stated in said Declarations
Addendum to Carlton Woods Design Standards	Montgomery County Clerk's File No. 2012104869	As stated in said Declarations
Board Resolution Establishing a Fine Policy	Montgomery County Clerk's File No. 2013082352	As stated in said Declarations
Policy Resolution for Removal of Diseased, Dying and Dead Trees from Lots	Montgomery County Clerk's File No. 2013028055	As stated in said Declarations
Street Parking Policy	Montgomery County Clerk's File No. 2013045050	As stated in said Declarations
Design Committee Application Forms, Addendum to Design Standards (regarding windows, shutters and doors), Addendum to Design Standards (regarding walls and fences)	Montgomery County Clerk's File No. 2013114361	As stated in said Declarations
Policy Regarding Late Fees	Montgomery County Clerk's File No. 2013118437	As stated in said Declarations

Design Committee Application Forms	Montgomery County Clerk's File No. 2014024424	As stated in said Declarations
Policy Resolution: Motorized Vehicle Operations	Montgomery County Clerk's File No. 2014028497	As stated in said Declarations
Board Resolution Establishing a Fine Policy	Montgomery County Clerk's File No. 2014041205	As stated in said Declarations
Policy Resolution: Rules and Penalties for Noise Violations	Montgomery County Clerk's File No. 2014049570	As stated in said Declarations
Policy Resolution: Combined Units	Montgomery County Clerk's File No. 2014110548	As stated in said Declarations
Addendum to Design Standards (Outside Equipment/Storage Buildings/Play Equipment/Yard Structures)	Montgomery County Clerk's File No. 2015049416	As stated in said Declarations
Amended Policy Resolution: Rules and Penalties for Noise Violations	Montgomery County Clerk's File No. 2015121720	As stated in said Declarations
Second Amended Board Resolution Establishing a Fine Policy	Montgomery County Clerk's File No. 2015068862	As stated in said Declarations
Dumpsters for Remodels and/or Additions	Montgomery County Clerk's File No. 2018007927	As stated in said Declarations
First Amendment to the Carlton Woods Design Standards	Montgomery County Clerk's File No. 2018066473	As stated in said Declarations
Second Amended Policy Regarding Late Fees	Montgomery County Clerk's File No. 2020074159	As stated in said Declarations
Third Amended Board Resolution Establishing a Fine Policy	Montgomery County Clerk's File No. 2020074160	As stated in said Declarations
Design Committee Forms Revised September 9, 2020	Montgomery County Clerk's File No. 2020133707	As stated in said Declarations

Board Resolution adopting  
Community Access Policy

Montgomery County  
Clerk's File No.  
2021007854

As stated in said Declarations

Fourth Amended Board  
Resolution Establishing a Fine  
Policy

Montgomery County  
Clerk's File No.  
2021007855

As stated in said Declarations

Name and Mailing Address for Association

Carlton Woods Association, Inc.  
c/o LEAD Association Management, Inc.  
13231 Champion Forest Drive, Suite 112  
Houston, Texas 77069

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

Frank Cario  
LEAD Association Management, Inc.  
13231 Champion Forest Drive, Suite 112  
Houston, Texas 77069

Telephone Number to contact the Association

(281) 857-6027

Email Address to contact the Association

frank@lead-inc.com

Association Website

carltonwoodsassociation.org

Transfer of Title Fees

Transfer Fee:	\$200.00
Capitalization Fee:	1/6% of the annual base assessment
Resale Certificate Fee:	\$375.00
Refinance Fee:	\$100.00
Condo Certificate Fee:	\$29.00

Executed on this the 30 day of August 2021.

Carlton Woods Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, LEAD Association Management, Inc.



Frank Cario, Senior Client Manager

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 30<sup>th</sup> day of August, 2021, by Frank Cario, Senior Client Manager with LEAD Association Management, Inc., the managing agent for Carlton Woods Association, Inc., a Texas non-profit corporation, on behalf of said entity.



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**

08/30/2021 01:50PM



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.

**08/30/2021**



County Clerk  
Montgomery County, Texas