

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

1. The name of the subdivision is Magnolia Ridge
2. The name of the association is Magnolia Ridge Homeowner's Association, inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

Magnolia Ridge an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File RP-2015004822, Official Public Records of Real Property of Montgomery County, Texas.

The recording data for the declaration is:

of Covenants, Conditions, Restrictions and Easements for Magnolia Ridge, filed under Clerk's File No. RP-2019-073320, Official Public Records of Real Property of Harris County, Texas.
4. The name and mailing address of the association are:

Magnolia Ridge
c/o King Property Management
720 N. Post Oak Road, Suite 300
Houston, Texas 77024
www.kpmtx.com
5. The name and mailing address of the person managing the association or the association's designated representative are:

Magnolia Ridge
c/o King Property Management
720 N. Post Oak Road, Suite 300
Houston, Texas 77024
www.kpmtx.com
6. This management certificate is prepared and filed solely to provide contact information for the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
7. Fees: The following fees may be applicable upon sale or refinance of a home or lot:
Transfer Fee: \$200 – Due upon sale of a lot or home
Resale Certificate Fee: \$250 – Due upon refinance of a lot or home
Capitalization Fee: Up to 100% of the Annual Assessment – due upon

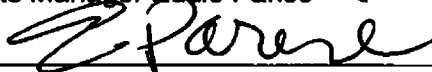
sale of a home or lot.

8. This management certificate supersedes and replaces all previously executed and/or filed management certificates as to the association and the subdivision as above described. This management certificate is effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Montgomery County, Texas.

SIGNED this 22 day of February, 2024.

Magnolia Ridge,
a Texas nonprofit corporation,

By: LiLep, LLC, a Texas limited liability company,
d/b/a KING PROPERTY MANAGEMENT,
its Manager Eddie Parise



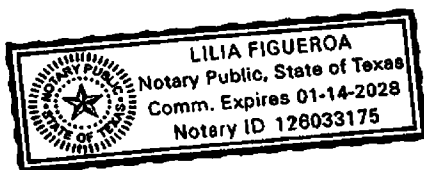
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 22 day of February, 2024, by Eddie Parise, as the Property Manager of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT, as the Manager of Magnolia Ridge, a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]



Notary Public, State of Texas

Printed Name: Lilia Figueroa

PLEASE FILE AND RETURN TO:
King Property Management
720 N. Post Oak, Suite 300
Houston, Texas 77024

E-FILED FOR RECORD

02/22/2024 03:09PM



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.

02/22/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas