

**MANAGEMENT CERTIFICATE
FOR EMERALD LAKES PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for EMERALD LAKES PROPERTY OWNERS ASSOCIATION (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. Name of Subdivision(s):

The name of the Subdivision(s):

Emerald Lakes, Section I

Emerald Lakes, Section II

Emerald Lakes, Section III

2. Name of Association:

The name of the Association is Emerald Lakes Property Owners Association.

3. Recording Data for the Subdivision(s):

The recording data for the subdivisions are recorded with Map and Plat Records of Montgomery County, Texas, along with any supplements, amendments, and replats, if any, as follows:

Emerald Lakes, Section I, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 730-736.

Emerald Lakes, Section II, (Final Replat) a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 990-997.

Emerald Lakes, Section III, a subdivision in Montgomery County, Texas, according to the map or plat thereof, recorded in Cabinet Z, Sheets 1490-1499.

4. Recording Data for the Declaration:*

The recording data for the declarations are recorded with the Real Property Records of Montgomery County, Texas, as follows:

Declaration of Covenants, Conditions and Restrictions for Emerald Lakes, Section One was filed for record under Montgomery County Clerk's File No. 2007-036741.

Declaration of Covenants, Conditions and Restrictions for Emerald Lakes, Section Two was filed for record under Montgomery County Clerk's File No. 2007-129162.

Amendment to the Declaration of Covenants, Conditions and Restrictions for Emerald Lakes, Section Two was filed for record under Montgomery County Clerk's File No. 2010-072404.

Declaration of Covenants, Conditions and Restrictions for Emerald Lakes, Section Three was filed for record under Montgomery County Clerk's File No. 2009-009331.

Amendments to the Declaration of Covenants, Conditions and Restrictions for Emerald Lakes Property Owners Association was filed for record under Montgomery County Clerk's File No. 2019-017545.

5. **Name and Mailing Address of the Association:**

The name and mailing address of the Association is as follows:

Emerald Lakes Property Owners Association
c/o CMI
25211 Grogan's Mill Rd., Ste 313
The Woodlands, TX 77380

6. **The Contact Information for the Association's Designated Representative:**

The contact information of the designated representative of the Association is as follows:

CMI
25211 Grogan's Mill Rd., Ste 313
The Woodlands, TX 77380
Email Address: hpayne@cmicare.net
Phone No.: 936.521.6900

7. **Association Website:**

www.emeraldlakespoa.net

8. **Optional Information:**

None

9. **The Amount and Description of the Fees and Other Charges Charged by the Association Property Transfer:**

Resale Certificate:	\$250.00
Transfer Fee/Refinance Fee:	\$175.00
Rush Fee for Resale Certificate:	\$200.00

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

Executed this the 19th day of June, 2023.

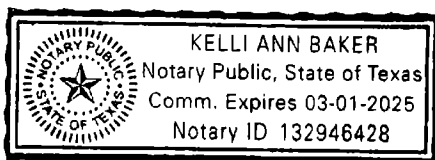
**EMERALD LAKES PROPERTY
OWNERS ASSOCIATION**

By: Community Management Innovation,
Managing Agent

By: [Signature]
Position: Principal

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was **acknowledged** before me on this the 19th day of June, 2023, by Mike Hughes, Principal of Community Management Innovation, Managing Agent for Emerald Lakes Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

E-FILED FOR RECORD

08/03/2023 10:24AM



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.

08/03/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas