



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
PINE MILL RANCH COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS           §  
COUNTY OF FORT BEND §

PINE MILL RANCH COMMUNITY 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 Pine Mill Ranch;
- (2) The name of the association is Pine Mill Ranch Community Association, Inc.; m
- (3) The subdivision is recorded with Map and Plat Records of Fort Bend County, Texas, as follows:
  - a. Pine Mill Ranch, Section One (1), according to the map or plat thereof recorded as Plat No. 20060190 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
  - b. Pine Mill Ranch, Section Two (2), according to the map or plat thereof recorded as Plat No. 20060192 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
  - c. Pine Mill Ranch, Section Three (3), according to the map or plat thereof recorded as Plat No. 20070081 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
  - d. Pine Mill Ranch, Section Four (4), according to the map or plat thereof recorded as Plat No. 20060191 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
  - e. Pine Mill Ranch, Section Five (5), according to the map or plat thereof recorded as Plat No. 20080049 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
  - f. Pine Mill Ranch, Section Six (6), according to the map or plat thereof recorded as Plat No. 20100084 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;

- g. Pine Mill Ranch, Section Seven (7), according to the map or plat thereof recorded as Plat No. 20070084 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- h. Pine Mill Ranch, Section Eight (8), according to the map or plat thereof recorded as Plat No. 20070083 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- i. Pine Mill Ranch, Section Nine (9), according to the map or plat thereof recorded as Plat No. 20100096 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- j. Pine Mill Ranch, Section Ten (10), according to the map or plat thereof recorded as Plat No. 20130082 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- k. Pine Mill Ranch, Section Eleven (11), according to the map or plat thereof recorded as Plat No. 20070146 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- l. Pine Mill Ranch, Section Twelve (12), according to the map or plat thereof recorded as Plat No. 20100091 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- m. Pine Mill Ranch, Section Thirteen (13), according to the map or plat thereof recorded as Plat No. 20100122 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- n. Pine Mill Ranch, Section Fourteen (14), according to the map or plat thereof recorded as Plat No. 20100123 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- o. Pine Mill Ranch, Section Fifteen (15), according to the map or plat thereof recorded as Plat No. 20110116 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- p. Pine Mill Ranch, Section Sixteen (16), according to the map or plat thereof recorded as Plat No. 20110123 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- q. Pine Mill Ranch, Section Seventeen (17), according to the map or plat thereof recorded as Plat No. 20110138 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;

- r. Pine Mill Ranch, Section Eighteen (18), according to the map or plat thereof recorded as Plat No. 20110141 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- s. Pine Mill Ranch, Section Nineteen (19), according to the map or plat thereof recorded as Plat No. 20120078 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- t. Pine Mill Ranch, Section Twenty (20), according to the map or plat thereof recorded as Plat No. 20120079 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- u. Pine Mill Ranch, Section Twenty-One (21), according to the map or plat thereof recorded as Plat No. 20120077 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- v. Pine Mill Ranch, Twenty-Two (22), according to the map or plat thereof recorded as Plat No. 20120074 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- w. Pine Mill Ranch, Section Twenty-Three (23), according to the map or plat thereof recorded as Plat No. 20120218 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- x. Pine Mill Ranch, Section Twenty-Four (24), according to the map or plat thereof recorded as Plat No. 20120224 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- y. Pine Mill Ranch, Section Twenty-Five (25), according to the map or plat thereof recorded as Plat No. 20130049 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- z. Pine Mill Ranch, Section Twenty-Six (26), according to the map or plat thereof recorded as Plat No. 20130061 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- aa. Pine Mill Ranch, Section Twenty-Seven (27), according to the map or plat thereof recorded as Plat No. 20130113 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;

- ab. Pine Mill Ranch, Section Twenty-Eight (28), according to the map or plat thereof recorded as Plat No. 20130114 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- ac. Pine Mill Ranch, Section Twenty-Nine (29), according to the map or plat thereof recorded as Plat No. 20130115 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;
- ad. Pine Mill Ranch, Section Thirty (30), according to the map or plat thereof recorded as Plat No. 20140053 in the Plat Records of Fort Bend County, Texas, along with any supplements or additions thereto or replats thereof;

(4) The subdivision Declarations are recorded with the Real Property Records of Fort Bend County, Texas, as follows:

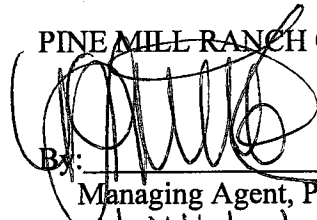
- a. Declaration of Covenants, Conditions and Restrictions for Pine Mill Ranch, under Clerk's File No. 2006-097503 (Initially Restricting Pine Mill Ranch, Sections 1, 2 and 4), along with any amendments or supplements thereto;
- b. Declaration of Annexation (Pine Mill Ranch, Sections 3, 5, 8 and 11) under Clerk's File No. 2008-051423;
- c. Declaration of Annexation (Pine Mill Ranch Section 6), under Clerk's File No. 2010-068255;
- d. Declaration of Annexation (Pine Mill Ranch Section 9), under Clerk's File No. 2010-073618;
- e. Declaration of Annexation (Pine Mill Ranch Section 12), under Clerk's File No. 2010-069274;
- f. Declaration of Annexation (Pine Mill Ranch Section 13), under Clerk's File No. 2011-025162;
- g. Declaration of Annexation (Pine Mill Ranch Section 14), under Clerk's File No. 2011-025163;
- h. Declaration of Annexation (Pine Mill Ranch Section 15), under Clerk's File No. 2011-086974;
- i. Declaration of Annexation (Pine Mill Ranch Section 16), under Clerk's File No. 2011-086975;

- j. Declaration of Annexation (Pine Mill Ranch Section 17), under Clerk's File No. 2011-086976;
- k. Declaration of Annexation (Pine Mill Ranch Section 18), under Clerk's File No. 2011-086977;
- l. Declaration of Annexation (Pine Mill Ranch Section 19), under Clerk's File No. 2012-046393;
- m. Declaration of Annexation (Pine Mill Ranch Section 20), under Clerk's File No. 2012-046394;
- n. Declaration of Annexation (Pine Mill Ranch Section 21), under Clerk's File No. 2012-046395;
- o. Declaration of Annexation (Pine Mill Ranch Section 22), under Clerk's File No. 2012-046396;
- p. Declaration of Annexation (Pine Mill Ranch Section 23), under Clerk's File No. 2012-128194;
- q. Declaration of Annexation (Pine Mill Ranch Section 24), under Clerk's File No. 2012-128195;
- r. Declaration of Annexation (Pine Mill Ranch Section 25), under Clerk's File No. 2013-045933;
- s. Declaration of Annexation (Pine Mill Ranch Section 26), under Clerk's File No. 2013-045934;
- t. Declaration of Annexation (Pine Mill Ranch Section 27), under Clerk's File No. 2013-078541;
- u. Declaration of Annexation (Pine Mill Ranch Section 28), under Clerk's File No. 2013-078542;
- v. Declaration of Annexation (Pine Mill Ranch Section 29), under Clerk's File No. 2013-078543;
- w. Declaration of Annexation (Pine Mill Ranch Section 30), under Clerk's File No. 2014-047074;
- x. Bylaws and Certificate of Formation under Clerk's File No. 2011-076583;

- y. Payment Plan Policy, under Clerk's File No. 2012-007958;
  - z. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's File No. 2012-007957;
  - aa. Books and Records Production Policy, under Clerk's File No. 2012-007959
  - ab. Records Retention Policy, under Clerk's File No. 2012-007960;
  - ac. 2014 Assessment Collection Policy, under Clerk's File No. 2013-139398;
  - ad. Board Resolution Establishing a Fine Policy, under Clerk's File No. 2017-110849.
- (5) The mailing address of the Association is Pine Mill Ranch Community Association, Inc., C/O RealManage, 16000 Barkers Point #250, Houston, Texas 77079.
- (6) The name and mailing address and e-mail address of the Association's designated representative is RealManage, 16000 Barkers Point #250, Houston, Texas 77079, PINMILLR@ciramail.com.
- (7) The phone number of the Association's Designated Representative is (713) 582-4660;
- Resale, transfer and refinance fees are as follows:
- Resale Certificate Update \$75.00  
Resale Certificate: \$375.00  
Certified Statement of Account Transfer Fee \$325.00  
Refinance Statement of Account \$250.00
- (8) All the governance documents for the association including but limited to the deed restrictions, Association's by-laws and written policies are listed on the website: [www.ciranet.com/residentportal/](http://www.ciranet.com/residentportal/)

SIGNED THIS 26th DAY OF August, 2021.

PINE MILL RANCH COMMUNITY ASSOCIATION, INC.



By: \_\_\_\_\_  
Managing Agent, Pine Mill Ranch Community Association, Inc.

Nikkole Luna

PRINT NAME

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me the undersigned notary public on this day personally appeared NIKKOLE LUNA, managing agent for Pine Mill Ranch Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 26 day of August, 2021 to certify which witness my hand and official seal

Maria C Leal

Notary Public for the State of Texas

After Recording Return to  
Rhonda Walls P.C.  
21320 Provincial Blvd.,  
Katy, Texas 77450

