

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SHADOW LAKE FOREST COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

SHADOW LAKE FOREST 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 Shadow Lake Forest.
- (2) The name of the association is Shadow Lake Forest Community Association, Inc.
- (3) The subdivision is recorded as follows:
 - a. Shadow Lake Forest, according to the map or plat thereof, recorded at Document No. 2014079352, of the Map Records of Montgomery County, Texas.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
 - a. Declaration of Covenants, Conditions and Restrictions Shadow Lake Forest, recorded in the Real Property Records of Montgomery County, Texas, under Document No. 2014096109;
 - b. First Amendment to Declaration of Covenants, Conditions and Restrictions Shadow Lake Forest, recorded in the Real Property Records of Montgomery County, Texas, under Document No. 2018024442;
 - c. Second Amendment to Declaration of Covenants, Conditions and Restrictions Shadow Lake Forest, recorded in the Real Property Records of Montgomery County, Texas, under Document No. 2019067630;
 - d. Third Amendment to Declaration of Covenants, Conditions and Restrictions Shadow Lake Forest, recorded in the Real Property Records of Montgomery County, Texas, under Document No. 2019096881.
- (5) The name and mailing address of the Association is: Shadow Lake Forest Community Association, Inc., c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - a. FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042;
 - b. 1-877-253-9689;
 - c. Houstone@fsresidential.com.
- (7) The Association's website address is: <https://shadowlakeforest.connectresident.com>.

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$340.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50;
- f. Capitalization Fee: Equal to the amount of the Annual Assessment (currently \$1,460.00).

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 13th DAY OF November, 2024.

By: Courtney Aguilera, Managing Agent for Shadow Lake Forest Community Association, Inc., on behalf of FirstService Residential Houston.

Courtney Aguilera
Print Name

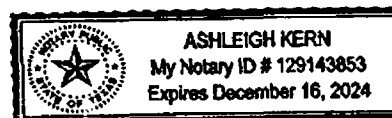
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BEFORE ME, the undersigned authority, on this day personally appeared Courtney Aguilera, of FirstService Residential Houston, Managing Agent for Shadow Lake Forest Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 13th day of November, 2024.

Ashleigh Kern
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
MAIA BARTEE
Assistant General Counsel
FirstService Residential



E-FILED FOR RECORD

11/15/2024 12:27PM



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.

11/15/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas