

Recorded at the request
of CAPITAL TITLE
GF No. Courtesy

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
APRIL VILLAS PROPERTY OWNERS ASSOCIATION

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as "Property Owner's Association Management Certificate."

State of Texas §

County of Montgomery §

1. Name of Subdivision: April Villas
2. Subdivision Location: Montgomery
3. Name of Property Owners Association: April Villas Property Owners Association
4. Recording Date for Association:

Plat recorded in Cabinet G, Sheets 19A and 19B of the official Map Records of Montgomery County, Texas

5. Recording Date for Declaration and any amendments:

DCCR's are recorded under Charter No. 01440170

6. Mailing Address and Contact Information for the Association's Designated representative is:

Kelly Vrana
10 Villas Ways Drive
Conroe, TX 77356
832-498-1706
Kelly@vranateam.com
<https://aprilvillaspoa.wixsite.com/lakeconroe/>

7. Fee(s) related to Property Transfer

- Transfer Fee - \$350
- Resale Certificate Fee - \$150
- Updated Resale Certificate Fee - \$75

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOICATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 13 day of March, 2026.

April Villas Property Owners Association

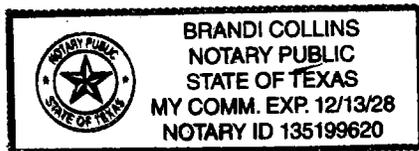
By: Kelly Vrana
Kelly Vrana, Treasurer

State of Texas §

County of ~~Montgomery~~ §
Harris TX

BEFORE ME, the undersigned authority, on this day personally appeared KELLY VRANA, Treasurer of APRIL VILLAS POPERTY OWNERS ASSOCIATION, a person 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, on behalf of said Association.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public on the 13th day of March, 2026



Brandi Collins
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

After Recording, Return to:
April Villas Property Owners Association
10 Villas Ways Drive
Conroe, TX 77356

E-FILED FOR RECORD

03/13/2026 04:32PM



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.

03/13/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas