

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Magnolia Ridge Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge (Sections 1, 2 and 3)	Montgomery County Clerk's File No. 2019073320	Cabinet Z, Sheets 5910-5913 (Magnolia Ridge Forest, Section 1); Cabinet Z, Sheets 5915-5917 (Magnolia Ridge Forest, Section 2); and Cabinet Z, Sheets 5918-5921 (Magnolia Ridge Forest, Section 3), Map Records, Montgomery County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Sections 4, 5 and 6)	Montgomery County Clerk's File No. 2020078692	Cabinet Z, Sheets 6255-6258 (Magnolia Ridge Forest, Section 4); Cabinet Z, Sheets 6152-6156 (Magnolia Ridge Forest, Section 5); and Cabinet Z, Sheets 6157-6159 (Magnolia Ridge Forest, Section 6), Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment)	Montgomery County Clerk's File No. 2020121102	As stated in said Declarations
Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Sections 8, 9 and 10)	Montgomery County Clerk's File No. 2021049427	Cabinet Z, Sheets 7020-7022 (Magnolia Ridge Forest, Section 8); Cabinet Z, Sheets 7023-7026 (Magnolia Ridge Forest, Section 9); Cabinet Z, Sheets 6934-6938 (Magnolia Ridge Forest, Section 10), Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions, and Restrictions for Magnolia Ridge (Annexation - Section 7 and Common Areas Section 8)	Montgomery County Clerk's File No. 2021175475	Cabinet Z, Sheets 7557-7561 (Magnolia Ridge Forest, Section 7); and Cabinet Z, Sheets 7020-7022 (Magnolia Ridge Forest, Section 8, Reserve A), Map Records, Montgomery County, Texas; and as stated in said Supplemental Declaration

Standby Electric Generator Guidelines	Montgomery County Clerk's File No. 2019087612	As stated in said Declarations
Document Retention Policy	Montgomery County Clerk's File No. 2019087613	As stated in said Declarations
Rainwater Harvesting System Guidelines	Montgomery County Clerk's File No. 2019087614	As stated in said Declarations
Collection/Payment Plan Policy	Montgomery County Clerk's File No. 2019087615	As stated in said Declarations
Shingle Criteria	Montgomery County Clerk's File No. 2019087616	As stated in said Declarations
Flag Display Guidelines	Montgomery County Clerk's File No. 2019087617	As stated in said Declarations
Solar Energy Devices Guidelines	Montgomery County Clerk's File No. 2019087618	As stated in said Declarations
Records Production and Copying Policy	Montgomery County Clerk's File No. 2019087619	As stated in said Declarations
Certificate of Formation; By-Laws; Builder Guidelines	Montgomery County Clerk's File No. 2019092156; 2020005283	As stated in said Declarations
Updated Builder Guidelines	Montgomery County Clerk's File No. 2020121097	As stated in said Declarations
Updated Builder Guidelines	Montgomery County Clerk's File No. 2021122229	As stated in said Declarations

Name and Mailing Address for Association

Magnolia Ridge Community Association
c/o Sterling Association Services, Inc.
6842 N Sam Houston Parkway W
Houston, Texas 77064

Name and Mailing Address of Person Managing
the Association or its Designated Representative

Sterling Association Services, Inc.
6842 N Sam Houston Parkway W
Houston, Texas 77064

Telephone Number to contact the Association

832-678-4500

Email Address to contact the Association

houston@sterlingasi.com

Association Website

www.sterlingasi.com

Transfer of Title Fees

Transfer Fee:	\$220.00
Capitalization Fee:	\$200.00
Refinance Fee:	\$150.00

Executed on this the 26 day of April, 2022.

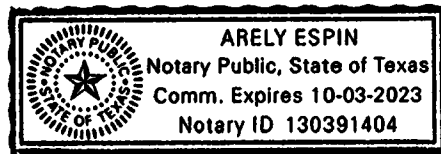
Magnolia Ridge Community Association, a Texas
non-profit corporation, acting by and through its
managing agent, Sterling Association Services,
Inc.



Roxanne Martinez, Manager

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 26th day of April, 2022, by Roxanne Martinez, Manager with Sterling Association Services, Inc., the managing agent for Magnolia Ridge Community Association, a Texas non-profit corporation, on behalf of said entity.



Arely Espin
Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

E-FILED FOR RECORD

04/27/2022 12:40PM



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.

04/27/2022



County Clerk
Montgomery County, Texas