

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
RIDGELAKE SHORES PROPERTY OWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

RIDGELAKE SHORES PROPERTY OWNERS' 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 Ridgelake Shores, Sections 1, 2, 3, 1A, 4, and 5;
- (2) the name of the Association is Ridgelake Shores Property Owners' Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:
 - (a) Ridgelake Shores, Section 1, under Clerk's File No. 2001055301, and in Cabinet Q, Sheets 55-57;
 - (b) Ridgelake Shores, Section 2, under Clerk's File No. 2002027308, and Cabinet R, Sheets 122-125;
 - (c) Final Plat of Ridgelake Shores, Section 2 Amending Plat No. 1, under Clerk's File No. 2005067803, and Cabinet Y, Sheets 132-135;
 - (d) Replat of Lots 4 and 5, Ridgelake Shores, Section Two Amending Plat No. 1, under Clerk's File No. 2017077225, and Cabinet Z, Sheet 4678;
 - (e) Ridgelake Shores, Section 3, under Clerk's File No. 2003048249, and Cabinet U, Sheets 31-33;
 - (f) Ridgelake Shores, Section 1A, being a Partial Replat of Lots 96 and 97 of Ridgelake Shores, Section 3, under Clerk's File No. 2010018825, and Cabinet Z, Sheet 1767;
 - (g) Ridgelake Shores, Section 4, under Clerk's File No. 2004026492, and Cabinet V, Sheets 176-179;
 - (h) Ridgelake Shores, Section 5, under Clerk's File No. 2004121087, and Cabinet W, Sheets 197-198;

- (i) 37.28 acres, more or less in the Mary Corner Survey A-9, being more particularly described by metes and bounds to the Declaration of Restrictive Covenants, and by the Warranty Deed With Vendor's Lien, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File Nos. 2010032367 and 2012067929, respectively, more commonly known as 137 Port Au Prince Ct., Montgomery, Texas 77316, and having MCAD reference nos. R464163 and R31441 (subject to the Declaration of Covenants, Conditions and Restrictions for Ridgelake Shores, Section Four);

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions Ridgelake Shores Section One, under Clerk's File No. 2001-055300;
- (b) Declaration of Covenants, Conditions and Restrictions for Ridgelake Shores, Section Two, under Clerk's File No. 2002-027195;
- (c) Declaration of Covenants, Conditions and Restrictions for Ridgelake Shores, Section Three, under Clerk's File No. 2003-051259;
- (d) Declaration of Covenants, Conditions and Restrictions for Ridgelake Shores, Section Four, under Clerk's File No. 2004-028932;
- (e) Declaration of Covenants, Conditions and Restrictions for Ridgelake Shores, Section Five, under Clerk's File No. 2004-121054;
- (f) Declaration of Restrictive Covenants, under Clerk's File No. 2010032367;
- (g) Notice of Effective Declaration of Covenants, Conditions, and Restrictitons for Ridgelake Shores, Section Four, under Clerk's File No. 2021100468;

(5) the name and mailing address of the Association is:

- (a) Tri-Star Community Management, LLC, 525 Woodland Square Blvd. Ste. 250 Conroe, Texas 77384;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Christy Johnson;
- (b) 525 Woodland Square Blvd. Ste. 250 Conroe, Texas 77384;
- (c) 936-207-1440;

(d) christy@tristarc.com;

(7) The Association's website address is: www.ridgelakeshorespoa.com;

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

(a) Resale Certificate Fee - \$300.00;

(b) Resale Certificate Update - \$75.00

(c) RUSH fee for Resale Certificate (when needed in less than the time allowed by Texas Property Code Chapter 207):

- 1 Day - \$100.00;
- 3 Days - \$75.00;
- 5 Days - \$50.00;

(d) Transfer Fee - \$275.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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 22 DAY OF February, 2024.

By: Christy Johnson, on behalf of
Tri-Star Community Management, LLC, Managing Agent for
Ridgelake Shores Property Owners' Association, Inc.

Christy Johnson
Print Name /

STATE OF TEXAS

§
§
§

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Christy Johnson, of Tri-Star Community Management, LLC, Managing Agent for Ridgelake Shores Property Owners' 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 22nd day of February, 2024.

Kelly Martinak
Notary Public, State of Texas



E-FILED FOR RECORD

03/04/2024 08:57AM



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.

03/04/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas