

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
WYNGATE TOWNHOMES AT EAST SHORE OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Wyngate Townhomes at East Shore Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Wyngate Townhomes at East Shore.
2. Name of Association: The name of the Association is Wyngate Townhomes at East Shore Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Wyngate Terrace at East Shore, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 145-150 and under Clerk's File No. 2005-129144 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions for Wyngate Townhomes at East Shore.
 - (2) Supplemental Declaration of Covenants, Conditions, and Restrictions for Wyngate Townhomes at East Shore (Amendment).
 - b. Recording Information:
 - (1) Montgomery County Clerk's File No. 2006-090085.
 - (2) Montgomery County Clerk's File No. 2007-089823.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Wyngate Townhomes at East Shore Owners Association, Inc. c/o DTA Community Management Services, Inc., 206-A S. Loop 336, #270, Conroe, Texas 77304.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: DTA Community Management Services, Inc. Address: 206-A S. Loop 336, #270, Conroe, Texas 77304. Phone No.: 832.364.6880. Email Address: customercare@webdta.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.wyngatetownhomes.org.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Transfer Fee	\$ 225.00
Refinance Fee	\$ 175.00
Rush Fee	\$125.00 (24 hours); \$75.00 (72 hours)
Capitalization Fee (Declaration Article IV, Section 4A)	Each Owner of a Unit other than Declaration (as that term is defined in the Declaration) at the time it purchases a Unit shall be obligated to pay a Capitalization Fee in the amount of 3 months of the then monthly assessment to the Association. For year 2022 the Capitalization Fee is \$990.00. For future years, the Capitalization Fee must be confirmed with the Association.

[The remainder of this page left blank intentionally.]

WYNGATE TOWNHOMES AT EAST SHORE
OWNERS ASSOCIATION, INC.

By: DTA Community Management Services, Inc.,
Managing Agent

By: *Leanne Gradel*

Printed: Leanne Gradel

Its: Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

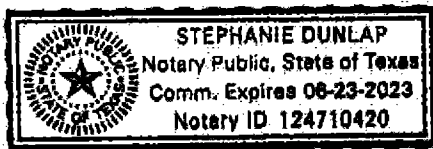
THE STATE OF TEXAS

COUNTY OF Montgomery

§
§
§

BEFORE ME, the undersigned notary public, on this 27th day of January
2022, personally appeared Leanne Gradel

as an authorized representative of DTA Community Management Services, Inc., Managing Agent for Wyngate Townhomes at East Shore Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]

Notary Public in and for the State of Texas

E-FILED FOR RECORD

01/28/2022 11:26AM



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.

01/28/2022



County Clerk
Montgomery County, Texas