

## HOOVER SLOVACEK LLP

A REGISTERED LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW  
GALLERIA TOWER II  
5051 WESTHEIMER, SUITE 1200  
HOUSTON, TEXAS 77056

(713) 977-8686  
FAX (713) 977-5395

REPLY TO:  
P.O. BOX 4547  
HOUSTON, TEXAS 77210-4547

MARK K. KNOP

BOARD CERTIFIED-COMMERCIAL REAL ESTATE LAW  
BOARD CERTIFIED-RESIDENTIAL REAL ESTATE LAW  
BOARD CERTIFIED-PROPERTY OWNERS ASSOCIATION LAW  
TEXAS BOARD OF LEGAL SPECIALIZATION

knop@hooverslovacek.com

February 18, 2022

*Via Email: [ashley@lead-inc.com](mailto:ashley@lead-inc.com) Only*

Ms. Ashley Wiggins  
LEAD Association Management, Inc.  
13231 Champion Forest Drive, Suite 112  
Houston, Texas 77069

Re: Harper's Preserve Community Association, Inc. (the "Association")

Dear Ashley:

Attached is the recorded Property Owners' Association Management Certificate for the Association. As you can see, it was recorded on February 18, 2022, in the Official Public Records of Montgomery County, Texas, under Clerk's File Number 2022021031.

If you have any questions or need anything further, please contact me.

Sincerely yours,

**HOOVER SLOVACEK LLP**

*Mark K. Knop*

Mark K. Knop

MKK/mkk

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Harper's Preserve Community Association, Inc., 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, Restrictions and Easements for Wood Lake Village (now partially known as Harper's Preserve, Section 1)	Montgomery County Clerk's File No. 2003-146583	Cabinet Z, Sheet 1921, Map Records, Montgomery County, Texas; and as stated in said Declaration
Correction Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Wood Lake Village (now partially known as Harper's Preserve, Section 1)	Montgomery County Clerk's File No. 2004-002722	Cabinet Z, Sheet 1921, Map Records, Montgomery County, Texas; and as stated in said Declaration
Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wood Lake Village (now partially known as Harper's Preserve, Section 1)	Montgomery County Clerk's File No. 2010107029	Cabinet Z, Sheet 1921, Map Records, Montgomery County, Texas; and as stated in said Declaration
Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Wood Lake Village (now partially known as Harper's Preserve, Section 1)	Montgomery County Clerk's File No. 2011007006	Cabinet Z, Sheet 1921, Map Records, Montgomery County, Texas; and as stated in said Declaration
First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Harper's Preserve	Montgomery County Clerk's File No. 2011011454	Cabinet Z, Sheet 1921, Map Records, Montgomery County, Texas; and as stated in said Declaration

First Amendment to First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Harper's Preserve	Montgomery County Clerk's File No. 2012116878	Cabinet Z, Sheet 1921, Map Records, Montgomery County, Texas; and as stated in said Declaration
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 2)	Montgomery County Clerk's File No. 2012109651	Cabinet Z, Sheet 2310, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 3)	Montgomery County Clerk's File No. 2014005176	Cabinet Z, Sheet 2741, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 4)	Montgomery County Clerk's File No. 2015025964	Cabinet Z, Sheet 3201, Map Records, Montgomery County, Texas; and as stated in said Document
First Amendment to Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 4)	Montgomery County Clerk's File No. 2015036677	Cabinet Z, Sheet 3201, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 5)	Montgomery County Clerk's File No. 2015031723	Cabinet Z, Sheet 3231, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve and Supplemental Declaration of Covenants, Conditions, Restrictions and Easements (Harper's Preserve, Section 6)	Montgomery County Clerk's File No. 2015048116	Cabinet Z, Sheet 3233, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve Section 7)	Montgomery County Clerk's File No. 2019117636	Cabinet Z, Sheet 6112, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 8)	Montgomery County Clerk's File No. 2016057260	Cabinet Z, Sheet 3992, Map Records, Montgomery County, Texas; and as stated in said Document

Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 9)	Montgomery County Clerk's File No. 2016071071	Cabinet Z, Sheet 4074, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 10)	Montgomery County Clerk's File No. 2018062336	Cabinet Z, Sheet 4769, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve, Section 11)	Montgomery County Clerk's File No. 2018063968	Cabinet Z, Sheet 5137, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 12)	Montgomery County Clerk's File No. 2018100817	Cabinet Z, Sheet 5319, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 13-A)	Montgomery County Clerk's File No. 2019009808	Cabinet Z, Sheet 5568, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 13-B)	Montgomery County Clerk's File No. 2019009976	Cabinet Z, Sheet 5570, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 14)	Montgomery County Clerk's File No. 2019012083	Cabinet Z, Sheet 5572, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 15)	Montgomery County Clerk's File No. 2019012138	Cabinet Z, Sheet 5574, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 16-A)	Montgomery County Clerk's File No. 2019060485	Cabinet Z, Sheet 5881, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 16-B)	Montgomery County Clerk's File No. 2019085065	Cabinet Z, Sheet 5940, Map Records, Montgomery County, Texas; and as stated in said Document

Amendment and Articles of Annexation for Harper's Preserve (Dogwood Forest, Partial Replat No. 1)	Montgomery County Clerk's File No. 2019114781	Cabinet Z, Sheet 5438, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 17, 18-A, 18-B, 19, 20-A, 20-B, 20-C)	Montgomery County Clerk's File No. 2021083505	64.83 acres of proposed Harper's Preserve Southwest Village, as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 22-A)	Montgomery County Clerk's File No. 2020136889	Cabinet Z, Sheet 6822, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 23)	Montgomery County Clerk's File No. 2020088766	Cabinet Z, Sheet 6679, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 24)	Montgomery County Clerk's File No. 2020090890	Cabinet Z, Sheet 6681, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 25)	Montgomery County Clerk's File No. 2020102885	Cabinet Z, Sheet 6685, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 26)	Montgomery County Clerk's File No. 2021126397	Cabinet Z, Sheet 7703, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 27)	Montgomery County Clerk's File No. 2021008923	Cabinet Z, Sheet 6957, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 28)	Montgomery County Clerk's File No. 2020136889	Cabinet Z, Sheets 6824, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 30)	Montgomery County Clerk's File No. 2021047314	Cabinet Z, Sheet 7150 and Cabinet Z, Sheet 7679 (partial replat), Map Records, Montgomery County, Texas; and as stated in said Document

Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 31)	Montgomery County Clerk's File No. 2021042889	Cabinet Z, Sheet 7152, Map Records, Montgomery County, Texas; and as stated in said Document
Amendment and Articles of Annexation for Harper's Preserve (Harper's Preserve, Section 32)	Montgomery County Clerk's File No. 2021029650	Cabinet Z, Sheet 6955, Map Records, Montgomery County, Texas; and as stated in said Document
Articles of Incorporation of Wood Lake Village Community Association, Inc.; Certificate of Amendment to Articles of Incorporation; and By-Laws of Wood Lake Village Community Association, Inc.	Montgomery County Clerk's File No. 2011029956	As stated in said Declaration and Amendment and Articles of Annexation
Articles of Incorporation and Certificate of Amendment to Articles of Incorporation	Montgomery County Clerk's File No. 2015034019	As stated in said Declaration and Amendment and Articles of Annexation
Amended and Restated Bylaws of Harper's Preserve Community Association, Inc.	Montgomery County Clerk's File No. 2011054436	As stated in said Declaration and Amendment and Articles of Annexation
Notice, Amendment and Articles of Annexation	Montgomery County Clerk's File No. 2011058753	As stated in said Declaration and Amendment and Articles of Annexation
First Amendment to Amended and Restated Bylaws	Montgomery County Clerk's File No. 2012116879	As stated in said Declaration and Amendment and Articles of Annexation
Harper's Preserve West Village Architectural Guidelines	Montgomery County Clerk's File No. 2012022084	As stated in said Declaration and Amendment and Articles of Annexation
Priority of Payments and Alternative Payment Schedule Guidelines	Montgomery County Clerk's File No. 2012026426	As stated in said Declaration and Amendment and Articles of Annexation
Records Production and Copying Policy	Montgomery County Clerk's File No. 2012026424	As stated in said Declaration and Amendment and Articles of Annexation
Document Retention Policy	Montgomery County Clerk's File No. 2012026425	As stated in said Declaration and Amendment and Articles of Annexation

United States, State of Texas and United States Armed Forces Flag Display Guidelines	Montgomery County Clerk's File No. 2012026431	As stated in said Declaration and Amendment and Articles of Annexation
Solar Energy Devices Guidelines	Montgomery County Clerk's File No. 2012026427	As stated in said Declaration and Amendment and Articles of Annexation
Rainwater Harvesting System Guidelines	Montgomery County Clerk's File No. 2012026428	As stated in said Declaration and Amendment and Articles of Annexation
Shingle Criteria	Montgomery County Clerk's File No. 2012026432	As stated in said Declaration and Amendment and Articles of Annexation
Harper's Preserve - West Village Architectural Guidelines	Montgomery County Clerk's File No. 2012123298	As stated in said Declaration and Amendment and Articles of Annexation
Religious Display Guidelines	Montgomery County Clerk's File No. 2022014300	As stated in said Declaration and Amendment and Articles of Annexation
Security Measures Guidelines	Montgomery County Clerk's File No. 2022014303	As stated in said Declaration and Amendment and Articles of Annexation
209 Hearing Guidelines	Montgomery County Clerk's File No. 2022014299	As stated in said Declaration and Amendment and Articles of Annexation
Swimming Pool Enclosure Guidelines	Montgomery County Clerk's File No. 2022014305	As stated in said Declaration and Amendment and Articles of Annexation
Architectural Control Committee Denial Letter and Appeal Guidelines	Montgomery County Clerk's File No. 2022014301	As stated in said Declaration and Amendment and Articles of Annexation
Certificate of Corporate Resolution – Amendment to Definition of Front Yard	Montgomery County Clerk's File No. 2022014304	As stated in said Declaration and Amendment and Articles of Annexation

**Name and Mailing Address for Association**

Harper's Preserve Community Association, Inc.  
c/o LEAD Association Management, Inc.  
13231 Champion Forest Drive, Suite 112  
Houston, Texas 77069

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

Ashley Wiggins  
LEAD Association Management, Inc.  
13231 Champion Forest Drive, Suite 112  
Houston, Texas 77069

Telephone Number to contact the Association

(281) 857-6027

Email Address to contact the Association

info@lead-inc.com

Association Website

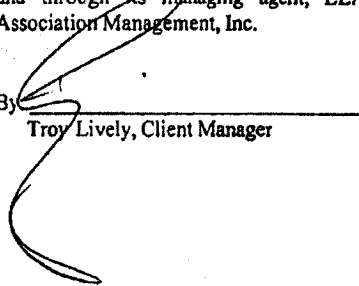
www.harperspreserve.com

Transfer of Title Fees

Resale Certificate Fee:	\$375.00
Transfer Fee:	\$175.00
Updated Resale Certificate Fee:	\$75.00
Refinance Fee:	\$100.00
Capitalization Fee:	\$563.75
Builder Payoff Fee:	\$265.00
Foundation Fee:	50% of the gross selling price

Executed on this the 16 day of February, 2022.

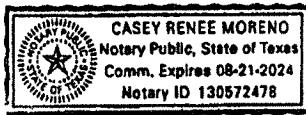
Harper's Preserve Community Association,  
Inc., a Texas non-profit corporation, acting by  
and through its managing agent, LEAD  
Association Management, Inc.

By   
Troy Lively, Client Manager



STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 16<sup>th</sup> day of February, 2022, by Troy Lively, Client Manager with LEAD Association Management, Inc., the managing agent for Harper's Preserve Community Association, Inc., a Texas non-profit corporation, on behalf of said entity.



Amoreno  
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

02/18/2022 11:21AM

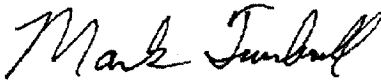


COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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.

02/18/2022



County Clerk  
Montgomery County, Texas