

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
MYRTLE GARDENS HOMEOWNERS' ASSOCIATION, INC.

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THE STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Myrtle Gardens Homeowners' 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 Myrtle Gardens.
2. Name of Association: The name of the Association is Myrtle Gardens Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Myrtle Gardens, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2022094476 and in Cabinet Z, Sheets 8844-8847 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 Myrtle Gardens.
  - b. Recording Information:
    - (1) Montgomery County Clerk's File No. 2022125851.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Myrtle Gardens Homeowners' Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kelly Reznicek, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway

N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: customercare@inframark.com.

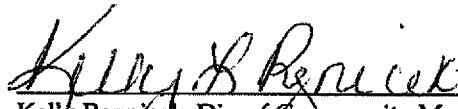
7. The Association's Dedicatory Instruments are Available to Members Online at:  
<https://myrtlegardens.nabnetwork.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 275.00
Rush Fee	1 day \$185.00; 3 days \$150.00; 5 days \$125.00
Capitalization Fee [Declaration Article IV, Section 4.10]	Each owner (other than Declarant) who purchases a lot will pay a one-time initial contribution to the Association which amount will be due upon transfer of title to the lot. Upon purchase of a lot from Declarant the Capitalization Fee will be \$600.00. Upon each subsequent sale of a lot, the Capitalization Fee will be in an amount determined by the Board. The Capitalization Fee amount must be confirmed with the Association.

Executed on this 11<sup>th</sup> day of April, 2023.

**MYRTLE GARDENS HOMEOWNERS'  
ASSOCIATION, INC.**

By: Inframark, Managing Agent

  
Kelly Reznicek, Dir. of Community Management

\*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 HARRIS   §

BEFORE ME, the undersigned notary public, on this 11 day of April, 2023 personally appeared Kelly Reznicek, Director of Community Management for Inframark, Managing Agent for Myrtle Gardens Homeowners' Association, Inc., 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.

  
Notary Public in and for the State of Texas



**E-FILED FOR RECORD**

04/13/2023 02:01PM



*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.

**04/13/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas