



**VENETIAN PINES COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Venetian Pines Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "*Association*"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Venetian Pines.
2. Name of Association: The name of the Association is Venetian Pines Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Venetian Pines Section 1, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2020110375 of the Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. Venetian Pines Section 2, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2022097861 of the Plat 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. Declaration of Covenants, Conditions and Restrictions for Venetian Pines, Montgomery County Clerk's File No. 2021061628.
  - b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Venetian Pines, Section 2, Montgomery County Clerk's File No. 2023022768.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Venetian Pines Community Association, Inc. c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: LEAD Association Management, Inc.; Address: 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069; Phone Number: 281-857-6027; Email Address: info@lead-inc.com.

7. Association Website: The Association's Dedicatory Instruments are available to Members online at: <https://venetianpinescai.org>.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Transfer Fee	\$210.00
Refinance Fee	\$109.00
Capitalization Fee [Declaration Article XIV, Section D]	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2023 is \$500.00. For future years, the Capitalization Fee must be verified with the Association.
Foundation Fee [Declaration Article XIV, Section H]	Foundation Fee is based on the sales price of a Lot in an amount not greater than 1% or 0.2% of the sales price of the Lot (as described in detail in the Declaration). Some variations and exemptions apply.

Executed on this 29<sup>th</sup> day of August, 2023.

**VENETIAN PINES COMMUNITY ASSOCIATION,  
INC., a Texas nonprofit corporation**

By: LEAD Association Management, Inc.,  
Managing Agent

By: \_\_\_\_\_

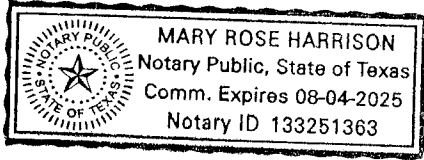
Printed: Tracy Lively

Its: Service Client Manager

\*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 29<sup>th</sup> day of August, 2023 personally appeared Troy Lively the Manager of LEAD Association Management, Inc., Managing Agent for Venetian Pines Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Mary Harrison  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

08/31/2023 09:02AM



*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.

**08/31/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas