

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
**PALM BEACH ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned certifies that he is the President of PALM BEACH ESTATES PROPERTY OWNERS ASSOCIATION, INC. (the "Association"). The Association is the property owners' association for Palm Beach Estates, a subdivision in Montgomery County, Texas. This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

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| <b>Name of Subdivision:</b>                 | <ul style="list-style-type: none"><li>• Palm Beach Estates</li></ul>  |
| <b>Name of Association:</b>                 | <ul style="list-style-type: none"><li>• Palm Beach Estates Property Owners Association, Inc.</li></ul>  |
| <b>Recording Data for the Subdivision:</b>  | <ul style="list-style-type: none"><li>• Palm Beach Estates - Clerk's File No. 98-56275 [Cabinet K, Sheets 184-185, Map Records], Official Records, Montgomery County, Texas</li><li>• Palm Beach Estates Amending Plat No. 1 - Clerk's File No. 2017-009229 [Cabinet Z, Sheets 4362-4363, Map Records], Official Records, Montgomery County, Texas</li></ul>  |
| <b>Recording Data for the Restrictions:</b> | <ul style="list-style-type: none"><li>• <i><b>Declaration of Covenants, Conditions and Restrictions</b></i> – Clerk's File No. 98-56407, Official Records, Montgomery County, Texas</li><li>• <i><b>Amendment</b></i> – Clerk's File No. 98-70474, Official Records, Montgomery County, Texas</li><li>• <i><b>Third Amendment</b></i> – Clerk's File No. 2000-075066, Official Records, Montgomery County, Texas</li><li>• <i><b>Fourth Amendment</b></i> – Clerk's File No. 2001-001555, Official Records, Montgomery County, Texas</li><li>• <i><b>Fifth Amendment</b></i> – Clerk's File No. 2017-065161, Official Records, Montgomery County, Texas</li><li>• <i><b>Sixth Amendment</b></i> – Clerk's File No. 2017-084367, Official Records, Montgomery County, Texas</li><li>• <i><b>Seventh Amendment</b></i> – Clerk's File No. 2024-093764, Official Records, Montgomery County, Texas</li></ul> |
| <b>Other Relevant Instruments:</b>          | <ul style="list-style-type: none"><li>• <i><b>Articles of Incorporation</b></i> – Clerk's File No. 99-106313, Official Records, Montgomery County, Texas</li><li>• <i><b>Bylaws (Amended 2017)</b></i> – Clerk's File No. 2017-044054, Official Records, Montgomery County, Texas</li></ul>   |

- ***Termination of Easement and Quitclaim*** – Clerk’s File No. 2002-107251, Official Records, Montgomery County, Texas
- ***Payment Plan Policy*** – Clerk’s File No. 2016-035556, Official Records, Montgomery County, Texas
- ***Records Production and Copying Policy*** – Clerk’s File No. 2016-035557, Official Records, Montgomery County, Texas
- ***Records Retention Policy*** – Clerk’s File No. 2016-035558, Official Records, Montgomery County, Texas
- ***Guidelines for Display of Flags*** – Clerk’s File No. 2017-044055, Official Records, Montgomery County, Texas
- ***Guidelines for Rainwater Recovery Systems*** – Clerk’s File No. 2017-044056, Official Records, Montgomery County, Texas
- ***Guidelines for Roofing Materials*** – Clerk’s File No. 2017-044057, Official Records, Montgomery County, Texas
- ***Guidelines for Solar Energy Devices*** – Clerk’s File No. 2017-044058, Official Records, Montgomery County, Texas
- ***Guidelines for Display of Certain Religious Items*** – Clerk’s File No. 2017-044059, Official Records, Montgomery County, Texas

**Website:**

- <https://palmbeachpoa.weebly.com>

**Transfer/Refinance Fee:**

- N/A

**Resale Certificate Fee:**

- N/A

**Mailing Address of the Association:**

Palm Beach Estates Property Owners Association, Inc.  
18703 Palm Beach Blvd  
Montgomery, Texas 77356-4788

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or Designated Representative:**

Debbie Brown, President  
Palm Beach Estates Property Owners Association, Inc.  
18703 Palm Beach Blvd  
Montgomery, Texas 77356-4788  
Tel: 713-248-2074  
Email: [goldenkarats.deb@gmail.com](mailto:goldenkarats.deb@gmail.com)

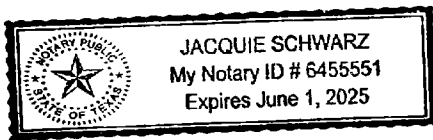
Signed this 26<sup>th</sup> day of September, 2024

**PALM BEACH ESTATES PROPERTY OWNERS  
ASSOCIATION, INC.**

  
**DEBBIE BROWN, President**

STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY   §

This instrument was acknowledged before me on the 26<sup>th</sup> day of September, 2024, by DEBBIE BROWN, as President of PALM BEACH ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation.



  
Notary Public - State of Texas

**AFTER RECORDING RETURN TO:**  
**BRYAN P. FOWLER**  
**The Fowler Law Firm**  
**505 West Davis**  
**Conroe, Texas 77301**

**E-FILED FOR RECORD**

09/26/2024 02:44PM



*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.

**09/26/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas