

**MANAGEMENT CERTIFICATE OF
PINE RIDGE VILLAS COMMUNITY ASSOCIATION, INC.
PURSUANT TO TEX. PROP. CODE §209.004**

The undersigned, Managing Agent of Pine Ridge Villas Community Association, Inc. ("Association"), a Texas non-profit corporation and a "property owners association" as defined in Tex. Prop. Code §209.002(7)(A)-(C), submits the following information in accordance with Tex. Prop. Code §209.004, which supersedes any previous Management Certificate recorded by the Association:

1. The name of the Subdivision: Pine Ridge Terrace D.B.A. Pine Ridge Villas.
2. The name of the Association: Pine Ridge Villas Community Association, Inc., a Texas non-profit corporation.
3. The recording data for the Subdivision: Pine Ridge Terrace, a subdivision located in Harris County, Texas, according to the map or plat thereof, recorded under Film Code Nos. 470050 and 504055, Map Records of Harris County, Texas.
4. The recording data for the Declaration and amendments to the Declaration:

Declaration of Covenants, Conditions and Restrictions of Pinewood Terrace, recorded under Clerk's File No. U999436, in the Official Public Records of Harris County, Texas;

Declaration of Covenants, Conditions, Restrictions and Easements for Pine Ridge Terrace D.B.A. Pine Ridge Villas a Residential Subdivision in Harris County, Texas, recorded under Clerk's File No. Y494889, in the Official Public Records of Harris County, Texas;

Clarification of Declaration of Covenants, Conditions, Restrictions and Easements, recorded under Clerk's File No. 20070014306, in the Official Public Records of Harris County, Texas; and

First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Pine Ridge Terrace D.B.A. Pine Ridge Villas a Residential Subdivision in Harris County, Texas, recorded under Clerk's File No. 20090250085, in the Official Public Records of Harris County, Texas.

5. The name and mailing address of the Association:

Pine Ridge Villas Community Association, Inc.
c/o MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77498

RP-2021-483769

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Angela Connell
MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, Texas 77498
Telephone: (713) 776-1771
Email address: aconnell@mascap.com

7. The website addresses of the internet website on which the Association's dedicatory instruments are available, in accordance with Tex. Prop. Code §207.006:

www.mascap.com
[www.http://www.pineridgevillas.sites.townsq.io](http://www.pineridgevillas.sites.townsq.io)

8. The amount and description of fees charged by the Association relating to a property transfer in the Subdivision:

The Association charges a reasonable and necessary fee, not to exceed \$375.00, to assemble, copy, and deliver the information required by Tex. Prop. Code §207.003(a), to the owner or the owner's agent, the purchaser or the purchaser's agent, or the title insurance company or its agent: (1) a current copy of the restrictions applying to the Subdivision; (2) a current copy of the Bylaws and the Rules of the Association; and (3) a resale certificate prepared not earlier than the 60th day before the date the certificate is delivered that complies with Tex. Prop. Code §207.003(b); and a reasonable and necessary fee not to exceed \$75.00, to prepare and deliver an update of a resale certificate under Tex. Prop. Code §207.003(f).

The Association also charges a reasonable fee of: \$150.00 for a statement of account; \$75.00 to provide information to lenders for refinancing of property in the Subdivision, and; \$250.00 for an allowable transfer fee under Tex. Prop. Code §5.202(b)(7)(B).

(SIGNATURE AND ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE)

Pine Ridge Villas Community Association, Inc.
a Texas non-profit corporation

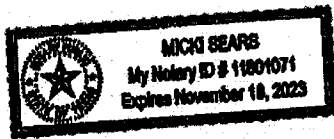
By: MASC AUSTIN PROPERTIES, INC.,
MANAGING AGENT

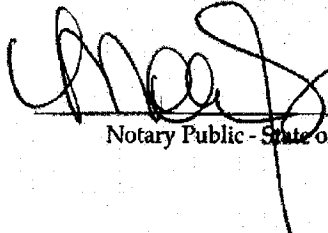
By: 
ANGELA CONNELL, Vice-President

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the ^{24th} day of August, 2021, by Angela Connell, Vice-President of MASC Austin Properties, Inc., Managing Agent for Pine Ridge Villas Community Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public - State of Texas

RP-2021-483769
Pages 4
08/25/2021 08:30 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-483769