

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

WESTRIDGE COVE COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Westridge Cove Community Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Montgomery County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Westridge Cove are as follows:

Subdivision Name
Westridge Cove section 1
Westridge Cove section 2

2. Name of the association.

Westridge Cove Community Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Montgomery County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Westridge Cove Section 1	04/20/2021	2021051928
Westridge Cove Section 2	07/01/2022	2022083656

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Montgomery County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions and Restrictions	11/15/2021	2021158599
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Westridge Cove Section 2	12/06/2022	2022142954
Architectural and Deed Restriction Guidelines	02/14/2022	2022018346

5. Name and mailing address for the association.

Westridge Cove Community Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000
Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$325	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$120	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Required: package in compliance with Code
Resale Certificate Update	\$75	Required: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Capitalization Fee	\$*	100% of the then current Annual Assessment Rate. Some exemptions apply. *The Capitalization Fee for 2026 is \$1000.00, For future years, the Capitalization fee must be verified with the Association.

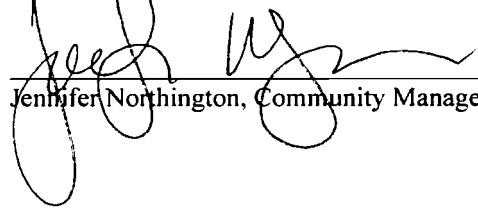
9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 15 day of April, 2026.

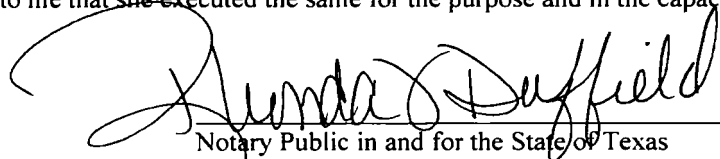
Westridge Cove Community Association, Inc.
By: C.I.A. Services, Inc., Managing Agent



Jennifer Northington, Community Manager

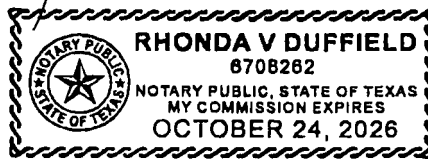
STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 15 day of April, 2026 personally appeared Jennifer Northington, Community Manager for C.I.A. Services, Inc., Managing Agent for Westridge Cove Community 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

After recording, please return to:
C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



E-FILED FOR RECORD

04/20/2026 09:35AM



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.

04/20/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas