

MANAGEMENT CERTIFICATE for
MAGNOLIA RESERVE HOME OWNERS ASSOCIATION, INC.

Pursuant to Section 209.004 of the Texas Property Code, the Magnolia Reserve Home Owners Association, Inc. (the "Association") hereby files the following Management Certificate.

1. Name of the Subdivision:

Magnolia Reserve

2. Name of the Property Owners Association:

Magnolia Reserve Home Owners Association, Inc.

3. Recording Data for the Subdivision:

Magnolia Reserve Section One, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2015102299 of the Map Records of Montgomery County, Texas

Magnolia Reserve Section Two, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2019080302 of the Map Records of Montgomery County, Texas

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions & Restrictions for Magnolia Reserve, Section One, recorded under Clerk's File No. 2015112346 of the Real Property Records of Montgomery County, Texas

Declaration of Covenants, Conditions & Restrictions for Magnolia Reserve, Section Two, recorded under Clerk's File No. 2019101799 of the Real Property Records of Montgomery County, Texas

5. Name and Mailing Address of the Association:

Magnolia Reserve Home Owners Association, Inc.
c/o TXMGMT, LLC.
P.O. Box 9184
The Woodlands, TX 77387

6. Name & Mailing Address of Designated Representative for the Association:

Juan Galvan
Managing Agent for the Association
TXMGMT, LLC.
P.O. Box 9184
The Woodlands, TX 77387
(832) 910-7525 telephone
service@txmgmt.com

7. Internet Website Address for accessing Association's Dedicatory Instruments:

<https://txmgmt.cincwebaxis.com/>


8. Fees Charged by the Association Relating to a Property Transfer in the Subdivision:

| | |
|---|-----------|
| Resale certificate | \$ 300.00 |
| Updated Resale certificate | \$ 75.00 |
| Certified Statement of Account (Transfer Fee) | \$ 280.00 |
| Refinance Statement of Account | \$ 100.00 |
| Homeowner Statement | \$ 150.00 |
| Expedite Fee for document requests | \$ 100.00 |

Disclaimer: This management certificate does not purport to include every piece of recorded information about the Association nor does state law require that such a comprehensive catalog of dedicatory instruments appear in this certificate. The purpose of the management certificate is to identify the Association and relevant contact information for same in observance and compliance with Texas Property Code Section 209.004.

EXECUTED ON this 10 day of September, 2021.

Magnolia Reserve Home Owners Association, Inc.
Acting by and through its Managing Agent,



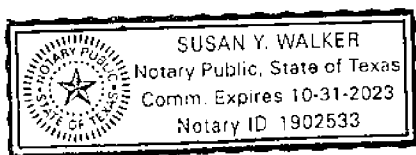
Juan Galvan, TXMGMT, LLC

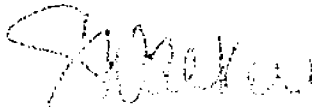
STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 10th day of September, 2021, by
Juan Galvan, Managing Agent for the Magnolia Reserve Home Owners Association, Inc., a Texas non-
profit corporation, on behalf of such corporation.





Notary Public, State of Texas

After recording, please return to:

TXMGMT, LLC.
P.O. Box 9184
The Woodlands, TX 77387

RP-2021-528943
Pages 4
09/15/2021 12:49 PM
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-2021-528943