

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
MAGNOLIA RESERVE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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

- (1) The name of the subdivision is **Magnolia Reserve.**
- (2) The name of the association is **Magnolia Reserve Homeowners Association, Inc.**
- (3) The subdivision is recorded in the Real Property Records of Montgomery County, Texas, as follows:

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) The recording data for the declaration and any amendments to the declaration is as follows:

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) The name and mailing address of the Association is:

**Magnolia Reserve Homeowners Association, Inc.
c/o Community Foundation Association Management, Inc.
9450 Pinecroft Drive, #9094, Spring, Texas 77380**

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

**Name: Veronica LeBlanc
Mailing Address: Community Foundation Association Management, Inc.
9450 Pinecroft Drive, #9094, Spring, Texas 77380**

Telephone Number: (832) 304-3711

Email: MyHOA@CommunityFAM.com

- (7) The Association's website address is: www.CommunityFAM.com
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- a. Resale Certificate: \$350.00 each
 - b. Resale Certificate Update Fee: \$ 75.00 each
 - c. Transfer Fee: \$350.00 each
 - d. Refinance/Statement of Accounts: \$100.00 each
 - e. Mortgage Questionnaire: \$175.00 each
 - f. Expedite Fee (24 Hours): \$150.00 per request
- (9) The association fees listed above cover all costs that the association incurs related to a property transfer in the subdivision.
- (10) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

EXECUTED ON THIS 3RD DAY OF JULY, 2025.

By: **Magnolia Reserve Homeowners Association, Inc.**
A Texas non-profit corporation acting by and through its
Managing Agent: **Community Foundation Association Management, Inc.**



Veronica LeBlanc

President of Community Foundation Association Management, Inc.

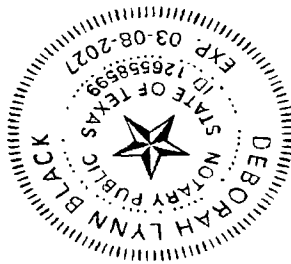
STATE OF TEXAS

COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Veronica LeBlanc, of Community Foundation Association Management, Inc., Managing Agent for **Magnolia Reserve Homeowners Association, Inc.** and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the **3rd day of July, 2025.**



Deborah Black
Notary Public, State of Texas

E-FILED FOR RECORD

07/10/2025 04:08PM



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.

07/10/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas