

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

---

THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Valley Ranch Homeowners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Valley Ranch
2. Name of Association: The name of the Association is Valley Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Valley Ranch, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 191 and 192 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Valley Ranch, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 193 and 194 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Valley Ranch, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 195 and 196 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Valley Ranch, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 650 and 651 and under File No. 2007-020853 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Valley Ranch, Section Four (4) Partial Replat No. 1 and Extension, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4669 and 4670 and under Clerk's File No. 2017076976 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Valley Ranch, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 652 and 653 and under Clerk's File No. 2007-020858 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Valley Ranch, Section Six (6), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 654 and 655 and under Clerk's File No. 2007-021002 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Valley Ranch, Section Seven (7), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4671 and 4672 and under Clerk's File No. 2017076994 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Valley Ranch, Section Eight (8), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheet 2095 and 2096 and under Clerk's File No. 2011-099760 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Valley Ranch, Section Nine (9), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4972 and 4973 and under Clerk's File No. 2018013260 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Valley Ranch, Section Ten (10), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheet 2097 and under Clerk's File No. 2011099759 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Valley Ranch, Section Eleven (11), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 3024 and 3025 and under Clerk's File No. 2014-

091097 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

- m. Azalea District, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 3226-3230 and under Clerk's File No. 2015-009754 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Azalea District, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 3956 and 3957 and under Clerk's File No. 2016-045400 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Azalea District, Section Three (3), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4115 and 4116 and under Clerk's File No. 2016071936 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Azalea District, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4739 and 4740 and under Clerk's File No. 2017087339 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Azalea District, Section Five (5), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheets 4741 and 4742 and under Clerk's File No. 2017087357 of the Plat Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
- r. 32.568 acres of land as described by metes and bounds on Exhibit "A" attached to the "Annexation of Valley Ranch, Section 32.568 Acres" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2017041869 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:\*

- a. Documents:
  - (1) Declaration of Covenants, Conditions and Restrictions for Valley Ranch Single Family Residential Areas.

- (2) Clarification Amendment to the Declaration of Covenants Conditions and Restrictions for Valley Ranch Single Family Residential Areas.
- (3) Declaration of Annexation (Valley Ranch, Section 4).
- (4) Declaration of annexation (Valley Ranch, Section 5).
- (5) Valley Ranch Declaration of Annexation [Section 7].
- (6) Valley Ranch Declaration of Annexation [Section 8].
- (7) Valley Ranch Declaration of Annexation [Section 9].
- (8) Valley Ranch Declaration of Annexation [Section 10].
- (9) Declaration of Annexation (Valley Ranch, Section 11).
- (10) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Azalea District Sec 2.
- (11) Annexation of Azalea District Sec 3.
- (12) Annexation of Azalea District Sec 4.
- (13) Annexation of Azalea District Sec 5.
- (14) Annexation of Valley Ranch, 32.568 Acres.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2006-006119.
- (2) Montgomery County Clerk's File No. 2015113320.
- (3) Montgomery County Clerk's File No. 2007-032210.
- (4) Montgomery County Clerk's File No. 2007-032211.
- (5) Montgomery County Clerk's File No. 2018109573.
- (6) Montgomery County Clerk's File No. 2018109603.
- (7) Montgomery County Clerk's File No. 2018109601.
- (8) Montgomery County Clerk's File No. 2018109602.
- (9) Montgomery County Clerk's File No. 2015012128.
- (10) Montgomery County Clerk's File No. 2016052617.
- (11) Montgomery County Clerk's File No. 2016091945.
- (12) Montgomery County Clerk's File No. 2017089930.
- (13) Montgomery County Clerk's File No. 2017089931.
- (14) Montgomery County Clerk's File No. 2017041869.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Valley Ranch Homeowners Association, Inc. c/o Principal Management Group of Houston, 11000 Corporate Centre, Suite 150, Houston, Texas 77041.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMG Conveyance Department, Principal Management Group of Houston. Address: 11000 Corporate Centre, Suite 150, Houston, Texas 77041. Phone No.: 713.329.7100. Email Address: webmaster@pmghouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.townsq.io](http://www.townsq.io).


8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
New Account Set Up Fee	\$ 45.00
Resale Certificate Fee	\$ 340.00
Resale Certificate Update Fee	\$ 75.00
Legacy Account Closure Fee	\$ 220.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation	\$175.00 1 day expedite; \$125.00 3 day expedite
Capitalization Fee	Capitalization Fee is a one-time payment (as described in detail in the Declaration) equal to 50% of the Residential Assessment. The Capitalization Fee for 2021 is \$ <u>375.00</u> . Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 1<sup>st</sup> day of Oct, 2021.

**VALLEY RANCH HOMEOWNERS  
ASSOCIATION, INC.**

By: Principal Management Group of Houston,  
Managing Agent

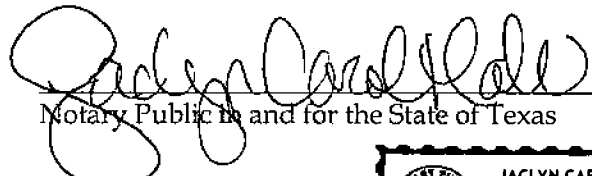
  
\_\_\_\_\_  
Lisa Yannessa, Community Manager

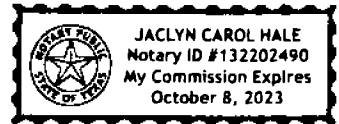
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No

person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Montgomery

BEFORE ME, the undersigned notary public, on this 1<sup>st</sup> day of Oct, 2021 personally appeared Lisa Yannessa, Community Manager for Principal Management Group of Houston, Managing Agent for Valley Ranch Homeowners 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



**E-FILED FOR RECORD**

10/01/2021 03:48PM



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.

**10/01/2021**



County Clerk  
Montgomery County, Texas