

MANAGEMENT CERTIFICATE

This Management Certificate is being recorded by the MAGNOLIA FOREST COMMUNITY ASSOCIATION (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, with regard to the following subdivision:

<u>Document</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Magnolia Forest	Montgomery County Clerk's File No. 2025092304	As shown in the Declaration, as supplemented
Instrument to Record Dedicatory Instruments Certificate Formation, Bylaws	Montgomery County Clerk's File No. 2025111297	As shown in the Declaration, as supplemented
Instrument to Record Dedicatory Instruments Builder Guidelines, Homeowner Guidelines	Montgomery County Clerk's File No. 2025111298	As shown in the Declaration, as supplemented
Supplemental Declaration Fence Locations Magnolia Forest Section One	Montgomery County Clerk's File No. 2025102910	As shown in the Declaration, as supplemented
Supplemental Declaration Annexation and Fence Locations Magnolia Forest Section Two	Montgomery County Clerk's File No. 2025102911	As shown in the Declaration, as supplemented
Supplemental Declaration Annexation and Fence Locations Magnolia Forest Section Three	Montgomery County Clerk's File No. 2025128963	As shown in the Declaration, as supplemented
First Supplemental And Amended Declaration of Covenants, Conditions and Restrictions for Magnolia Forest	Montgomery County Clerk's File No. 2026019746	As shown in the Declaration, as supplemented

Community Policy
Manual containing:
Collection/Payment Plan Policy
Records Production/Copying Policy
Document Retention Policy
Solar Energy Guidelines
Shingles Criteria Policy
209 (Violations) Hearing Policy
Flag Display Policy
Standby Electric Generator Policy
Rainwater Harvesting System Policy
Swimming Pool Enclosures Policy
Religious Display Policy
Security Measures Policy
Statutory Notice of Posting and Recordation
of Association Governance Documents
Email Registration Policy
Meetings Media Policy
Advisory Committee Guidelines
Board Member Conduct Policy
Fining and Enforcement Policy
Deed Restriction Enforcement Policy

Montgomery County Clerk's
File No. 2026026765

As shown in the
Declaration, as
supplemented

The Association may currently be contacted as follows:

Name and Mailing Address for Association

c/o of its managing agent,
Community Solutions
P.O. Box 5191
Katy, TX 77491

**Name and Mailing Address of Person Managing
the Association or its Designated Representative**

c/o of its managing agent,
Community Solutions
P.O. Box 5191
Katy, TX 77491
Attn: Rachel Schmutz
rschmutz@csutx.com

Telephone Number to contact the Association

(713) 429-5440

Email Address to contact the Association

service@csutx.com

Association Website

<https://www.csutx.com>

Additional association documents are available through the Association's website(s) listed above.

Transfer of Title Fees

Transfer Fee:	\$250.00
Resale Certificate Fee:	\$250.00
Updated Resale Certificate Fee:	\$ 75.00
Quote Fee:	\$250.00
Rush Fee:	\$ 75.00
Refinance Fee:	\$ 75.00
Capitalization Fee:	50% of then Annual Assessment

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 before purchase. This Management Certificate 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 identifying and contacting the Association.

The information set forth in this Management Certificate may be amended by the recordation of an Amended Management Certificate.

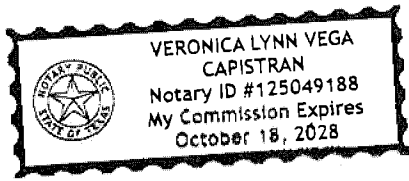
Executed on this the 1ST day of April, 2026.

MAGNOLIA FOREST COMMUNITY
ASSOCIATION

By: Kim Stewart
Name: Kim Stewart
Title: President

STATE OF TEXAS '
 '
 '
COUNTY OF HARRIS '

This instrument was acknowledged before me on the 1st day of April, 2026, by Kim Stewart, the President of Magnolia Forest Community Association, a Texas nonprofit corporation, on behalf of such corporation.



Veronica Lynn Vega-Capistran
Notary Public, State of Texas
Veronica Lynn Vega-Capistran

E-FILED FOR RECORD

04/02/2026 12:31PM



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.

04/02/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas