

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by The Branches Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for The Branches	Montgomery County Clerk's File No. 2025106112	Cabinet 0AA, Sheet 2417, Map/Plat Records, Montgomery County, Texas; and as stated in said Declarations
First Supplemental Declaration of Covenants, Conditions and Restrictions	Montgomery County Clerk's File No. 2026022625	As stated in said Declaration
Certificate of Formation and Bylaws	Montgomery County Clerk's File No. 2026018187	As stated in said Declarations
Restated and Amended Bylaws	Montgomery County Clerk's File No. 2026045633	As stated in said Declarations
Builder Guidelines and Homeowner Guidelines	Montgomery County Clerk's File No. 2026022625	As stated in said Declarations
Community Policy Manual [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; and Deed Restriction Enforcement Policy]	Montgomery County Clerk's File No. 2026026661	As stated in said Declarations

Name and Mailing Address for Association

The Branches Community Association
c/o Community Solutions
P.O. Box 5191
Katy, Texas 77491

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

Community Solutions
P.O. Box 5191
Katy, Texas 77491

Telephone Number to contact the Association

(713) 429-5440

Email Address to contact the Association

service@csutx.com

Association Website

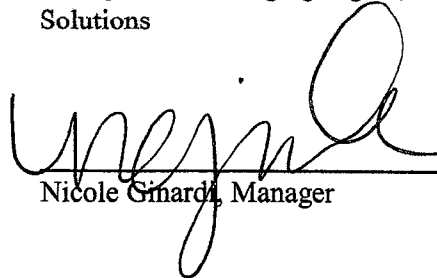
www.csutx.com

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
Foundation Fee:	.15% of gross sales price of house (payable to The Branches Community Foundation, Inc.)

Executed on this the 14 day of May, 2026.

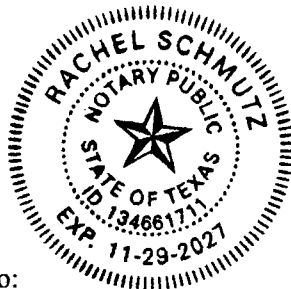
The Branches Community Association, a
Texas non-profit corporation, acting by and
through its managing agent, Community
Solutions

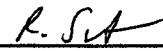


Nicole Ginardi, Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14 day of May, 2026, by
Nicole Ginardi, Manager with Community Solutions, the managing agent for The Branches
Community Association, a Texas non-profit corporation, on behalf of said entity.





Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

E-FILED FOR RECORD

05/18/2026 02:07PM



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.

05/18/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas