PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

COTTAGE GREEN HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

COTTAGE GREEN HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

(1) the name of the Subdivision is The Woodlands, Village of Alden Bridge, Sections 35 and 55;

(2) the name of the Association is Cottage Green Homeowners' Association, Inc.;

(3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:

(a) The Woodlands, Village of Alden Bridge, Section 35, under Clerk's File No. 9720959, and in Cabinet J, Sheet 3;

(b) The Woodlands, Village of Alden Bridge, Section 55, under Clerk's File No. 9834912, and in Cabinet K, Sheets 131;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:

(a) Declaration of Covenants, Conditions and Restrictions for Cottage Green Subdivision, under Clerk's File No. 9726121;

(b) Amendment to Declaration of Covenants, Conditions and Restrictions for Cottage Green Subdivision, under Clerk's File No. 9849030;

(c) Supplemental Declaration of Covenants, Conditions and Restrictions for Cottage Green Subdivision, under Clerk's File No. 9852475;

(5) the name and mailing address of the Association is:

(a) Cottage Green Homeowners' Association, Inc., c/o CKM Property Management, Inc., PO Box 160, Tomball, Texas 77377.

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

(a) CKM Property Management, Inc., PO Box 160, Tomball, Texas 77377;

(b) (281) 255-3055;

(c) ckm1@ckm1.com;

(7) The Association's website address is: www.cottagegreenhoa.com;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - $300.00;

(b) Resale Certificate Update - $75.00

(c) RUSH fee for Resale Certificate - $50.00 (when needed in less than the time allowed by Texas Property Code Chapter 207)

(d) Transfer Fee - $200.00;

(e) Initiation Fee - $300.00;

(9) 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, prior to 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 for identifying and contacting the Association.

SIGNED THIS 23 DAY OF August, 2021.

By: Christy Johnson, on behalf of
CKM Property Management, Inc., Managing Agent for
Cottage Green Homeowners' Association, Inc.

Christy Johnson
Print Name

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Christy Johnson, of CKM Property Management, Inc., Managing Agent for Cottage Green 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 23rd day of August, 2021.

Linda Schaefer
Notary Public, State of Texas

LINDA SCHAEFER
Notary Public, State of Texas
Comm Expires 05-15-2022
Notary ID 11194067

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

Doc #: 2021117541
Pages 3

E-FILED FOR RECORD
08/25/2021 12:40PM

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.

08/25/2021

County Clerk
Montgomery County, Texas