

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
WOODLAND TRAILS NORTH COMMUNITY  
IMPROVEMENT ASSOCIATION**

*(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)*

**THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §**

WOODLAND TRAILS NORTH COMMUNITY IMPROVEMENT ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this updated/amended Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The names of the Subdivisions are WOODLAND TRAILS NORTH, SECTIONS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) and EIGHT (8).
2. The name of the Corporation is WOODLAND TRAILS NORTH COMMUNITY IMPROVEMENT ASSOCIATION, sometimes referred to herein as the "Association."
3. The ASSOCIATION has jurisdiction over Woodland Trails North, Sections One (1) through Eight (8), inclusive. The maps or plats, respectively, are recorded in the Map Records of Harris County, Texas, as follows:
  - 1) Woodland Trails North, Section One (1) – Volume 169, Page 126;
  - 2) Woodland Trails North, Section Two (2) – Volume 182, Page 133;
  - 3) Woodland Trails North, Section Three (3) – Volume 183, Page 65;
  - 4) Woodland Trails North, Section Four (4) – Volume 190, Page 76;
  - 5) Woodland Trails North, Section Five (5) – Volume 205, Page 1;
  - 6) Woodland Trails North, Section Six (6) – Volume 202, Page 113;
  - 7) Woodland Trails North, Section Seven (7) – Volume 227, Page 110; and
  - 8) Woodland Trails North, Section Eight (8) – Volume 229, Page 79.
4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:
  - 1) Woodland Trails North, Section One (1) – D153301;
  - 2) Woodland Trails North, Section Two (2) – D445230;
  - 3) Woodland Trails North, Section Three (3) – D448993;

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- 4) Woodland Trails North, Section Four (4) – D595124;
- 5) Woodland Trails North, Section Five (5) – E009711;
- 6) Woodland Trails North, Section Six (6) – F009712;
- 7) Woodland Trails North, Section Seven (7) – E714912; and
- 8) Woodland Trails North, Section Eight (8) – E629629.

5. The name and mailing address of the Association is: WOODLAND TRAILS NORTH COMMUNITY IMPROVEMENT ASSOCIATION, C/O TXMGMT, LLC, 25211 Grogans Mill Rd., Suite 328, The Woodlands, Texas 77380 (Attention: Ms. Teresa Flores, Manager).
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: TXMGMT, LLC, also known as Texas Management or TXMGMT - Community Management, 25211 Grogans Mill Rd., Suite 328, The Woodlands, Texas 77380. The Association's manager is Teresa Flores (Tel. No. 832.910.7525 / Email: [service@txmgmt.com](mailto:service@txmgmt.com) or [teresa@txmgmt.com](mailto:teresa@txmgmt.com)).
7. The website for TXMGMT, LLC is [www.txmgmt.com](http://www.txmgmt.com). The Association's website is [www.woodlandtrailsnorth.com](http://www.woodlandtrailsnorth.com), and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on the Association's website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$280.00 is charged, payable to TXMGMT, LLC; b) regarding a refinance, an administrative refinance fee in the amount of \$175.00 is charged, payable to TXMGMT, LLC; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$300.00, payable to TXMGMT, LLC, and the fee for an updated Resale Certificate is \$75.00, payable to TXMGMT, LLC; d) the fee for a Statement of Account is \$150.00, TXMGMT, LLC; e) if any request is received on a one day expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to TXMGMT, LLC; and f) if any request is received on a two-three day expedited basis, a fee for expediting is charged in the amount of \$50.00, payable to TXMGMT, LLC. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: (i) regarding bookkeeping and accounting, Elizabeth Galvan with TXMGMT, LLC assist in the management of the Association (Tel. No. 832.910.7525 / Email: [service@txmgmt.com](mailto:service@txmgmt.com) or [elizabeth@txmgmt.com](mailto:elizabeth@txmgmt.com)); and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

**(Signature and Acknowledgment are Contained on Page 3 Hereof)**

SIGNED on this the 31 day of AUGUST, 2021.

**WOODLAND TRAILS NORTH COMMUNITY ASSOCIATION**

By: TXMGMT, LLC, a Texas Limited Liability Company

By: Teresa Flores  
TERESA FLORES, Authorized Representative of TXMGMT, LLC, and Association Manager for Woodland Trails North Community Association

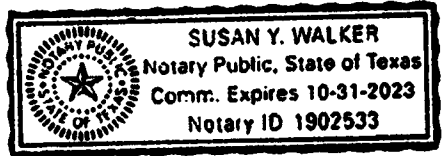
**ACKNOWLEDGMENT**

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this the 31 day of August, 2021, personally appeared TERESA FLORES, an authorized representative of TXMGMT, LLC, a Texas Limited Liability Company, Managing Agent for WOODLAND TRAILS NORTH COMMUNITY ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), and the Manager for the Association, a person 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, on behalf of said Association.

Susan Y. Walker  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After recording, return to:  
TXMGMT, LLC  
25211 Grogans Mill Rd., Suite 328  
The Woodlands, Texas 77380



Woodland Trails North Community Improvement Association - Management Certificate

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# Pages 4  
09/01/2021 03:47 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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