

## MANAGEMENT CERTIFICATE

### LONE STAR RANCH PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an Officer of the Lone Star Ranch Property Owners Association, Inc., a Texas Non-Profit Corporation, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. Name of Subdivision: **Lone Star Ranch**
2. Name of Association: **Lone Star Ranch Property Owners Association, Inc.**
3. Recording Data for the Subdivision Development :

***Lone Star Ranch Section One***, A subdivision of record in Montgomery County, Texas, according to the map or plat thereof, recorded at cabinet 00L, Sheet 0001, Real Property Records of Montgomery County, Texas;

***Lone Star Ranch Section Two***, A subdivision of record in Montgomery County, Texas, according to the map or plat thereof, recorded at cabinet 00M, Sheet 0015, Real Property Records of Montgomery County, Texas;

***Lone Star Ranch Section Three***, A subdivision of record in Montgomery County, Texas, according to the map or plat thereof, recorded at cabinet 00N, Sheet 0056, Real Property Records of Montgomery County, Texas;

***Lone Star Ranch Section Four***, A subdivision of record in Montgomery County, Texas, according to the map or plat thereof, recorded at cabinet 00Q, Sheet 0086, Real Property Records of Montgomery County, Texas;

4. Recording Data for the Declaration of Covenants, Conditions and Restrictions:

***Declaration of Covenants, Conditions and Restrictions*** for Lone Star Ranch Section One: File number 9897851 and Film number 471-00-1038, are recorded in the Real Property Records of Montgomery County, Texas;

***Amended Declaration of Covenants, Conditions and Restrictions*** for Lone Star Ranch Section One: File number 99024594 and Film number 513-00-2368, are recorded in the Real Property Records of Montgomery County, Texas;

***Declaration of Covenants, Conditions and Restrictions*** for Lone Star Ranch Section Two: File number 99042331 and Film number 537-00-2478, are recorded in the Real Property Records of Montgomery County, Texas;

***Declaration of Covenants, Conditions and Restrictions*** for Lone Star Ranch Section Three: File number 99096829 and Film number 620-00-0034, are recorded in the Real Property Records of Montgomery County, Texas;

***Declaration of Covenants, Conditions and Restrictions*** for Lone Star Ranch Section Four: File number 2001083761 and Film number 943-00-0128, are recorded in the Real Property Records of Montgomery County, Texas.

5. Association's Designated Representative:

**IMC Property Management  
3500 W. Davis, Suite 190  
Conroe, TX 77304**

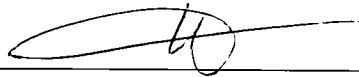
6. Telephone Number to Contact Association Representative: **936 / 756-0032**

7. Email Address to Contact Association Representative: **imc@lsrpoa.org**

8. Association Website: **https://lsrpoa.org**

9. Fees charged by the Association upon the sale or transfer of property:

- a. **Transfer Fee, \$225.00, payable to IMC Property Management.**
- b. **Transfer Fee, \$75.00, payable to Lone Star Ranch Property Owners Association.**
- c. **Refinance Fee, \$175.00, payable to IMC Property Management.**



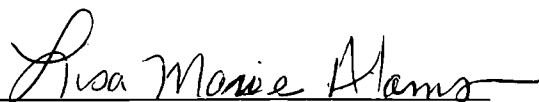
BY: Laura Sims

ITS: President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on March 28, 2024 by Laura Sims, President of the Lone Star Ranch Property Owners Association, Inc., a Texas Nonprofit Corporation, on behalf of said corporation.



Notary Public, State of Texas

My commission expires:

06/18/2026

AFTER RECORDING RETURN TO:  
Lone Star Ranch POA, Inc.  
c/o IMC Property Management  
3500 W. Davis, Suite 190  
Conroe, Texas 77304

E-FILED FOR RECORD

04/01/2024 02:40PM



*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.

04/01/2024



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas