

UPDATED MANAGEMENT CERTIFICATE

This Updated Management Certificate is being recorded by the COMMUNITY ASSOCIATION OF PORTER RANCH (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 Porter Ranch	Harris County Clerk's File No. 2019-62836	As shown in the Declaration, as supplemented
Instrument to Record Dedicatory Instruments Certificate Formation Bylaws	Harris County Clerk's File No. 2020-53792	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution of Collection/ Payment Plan Policy for Porter Ranch	Harris County Clerk's File No. 2020-53797	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Document Retention Policy for Porter Ranch	Harris County Clerk's File No. 2020-53795	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Records Production Policy for Porter Ranch	Harris County Clerk's File No. 2020-53793	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Flag Display Policy for Porter Ranch	Harris County Clerk's File No. 2020-53799	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Rainwater Harvesting Policy for Porter Ranch	Harris County Clerk's File No. 2020-53796	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Solar Energy Device Policy for Porter Ranch	Harris County Clerk's File No. 2020-53800	As shown in the Declaration, as supplemented

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Certificate of Corporate Resolution Shingles Criteria Policy for Porter Ranch	Harris County Clerk's File No. 2020-53798	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Generator Guidelines Policy for Porter Ranch	Harris County Clerk's File No. 2020-53794	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Swimming Pool Enclosures Policy	Harris County Clerk's File No. 2021-579344	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Religious Display Policy	Harris County Clerk's File No. 2021-579347	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution Security Measures Policy	Harris County Clerk's File No. 2021-579345	As shown in the Declaration, as supplemented
Certificate of Corporate Resolution 209 Hearings (Violations) Policy	Harris County Clerk's File No. 2021-579346	As shown in the Declaration, as supplemented

The Association may be contacted as follows:

Name and Mailing Address for Association

Community Association of Porter Ranch
c/o Community Solutions
P.O. Box 5191
Katy, Texas 77491

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

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

Telephone Number to contact the Association

(713) 429-5440

Email Address to contact the Association

kim@csutx.com

Association Website

<https://www.csutx.com/our-communities/porter-ranch/>

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
Working Capital assessment:	\$350.00 (50% of assessment)
Advance assessment	None

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 Updated Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Updated Management Certificate for anything other than identifying and contacting the Association.

Executed on this the 4th day of November, 2021.

COMMUNITY ASSOCIATION OF
PORTER RANCH

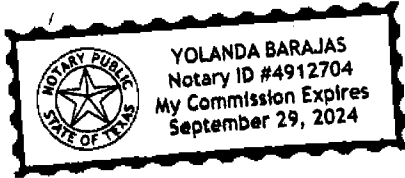
By: 
Name: Robert Santini
Title: President

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State of Texas '

County of Harris '

This instrument was acknowledged before me on the 4th day of November, 2021, by Robert Sautai, the President of Community Association of Porter Ranch, a Texas nonprofit corporation, on behalf of such corporation.



Yolanda Barajas
Notary Public, State of Texas

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11/08/2021 03:50 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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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