

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
REMINGTON RANCH COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

REMINGTON RANCH COMMUNITY 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 Certificates, as follows:

1. Name of Subdivision: The name of the subdivision is Remington Ranch.
2. Name of Association: The name of the Association is Remington Ranch Community Association, Inc.
3. Recording Data for the Subdivision:

Remington Ranch, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y605523;

Remington Ranch, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. X605525;

Remington Ranch, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y174108;

Remington Ranch, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. X870267;

Remington Ranch, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. X870347;

Remington Ranch, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y086195;

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Remington Ranch, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y342318;

Remington Ranch, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y791431;

Remington Ranch, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y597684;

Remington Ranch, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y610876;

Remington Ranch, Section Twelve (12), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z080569;

Remington Ranch, Section Thirteen (13), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y610897;

Remington Ranch, Section Fourteen (14), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y716477;

Remington Ranch, Section Fifteen (15), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y610914;

Remington Ranch, Section Sixteen (16), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y786624;

Remington Ranch, Section Seventeen (17), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y948345;

Remington Ranch, Section Eighteen (18), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Y948353;

Remington Ranch, Section Nineteen (19), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z207475;

Remington Ranch, Section Twenty (20), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z207476;

Remington Ranch, Section Twenty-One (21), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z395923;

Remington Ranch, Section Twenty-Two (22), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z360337;

Remington Ranch, Section Twenty-Three (23), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z360367;

Remington Ranch, Section Twenty-Four (24), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. Z360373;

Remington Ranch, Section Twenty-Five (25), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. 20060051256;

Remington Ranch, Section Twenty-Six (26), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. 20060228556;

Remington Ranch, Section Twenty-Seven (27), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. X927202.

4. Recording Data for the Declaration and Governing Documents:

- a) Declaration of Covenants, Conditions and Restrictions for Remington Ranch, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. X927202;
- b) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Remington Ranch, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. Y678389;

- c) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Remington Ranch, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20060286453;
- d) Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Six (6), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. Y144952;
- e) First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Six (6), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. Y218242;
- f) Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Seven (7), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. Y851600
- g) First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Seven (7), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20060217324;
- h) Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Eight (8), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. Y946431;
- i) First Amendment to the Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Eight (8) filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20060217326;
- j) Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Twelve (12), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. Z486066;
- k) Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Twenty-Five (25), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20070414305;
- l) Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Twenty-Six (26), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-225005;
- m) Supplemental Declaration of Covenants, Conditions and Restrictions for Remington Ranch, Section Twenty-Seven (27), filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-225006;
- n) Bylaws of Remington Ranch Community Association, Inc., filed in the Real Property Records of Harris County, Texas, under Clerk's File No. Y678395;

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- o) Certificate of Amendment to the Bylaws of Remington Ranch Community Association, Inc., filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20120214616;
- p) Amendment to the Bylaws of Remington Ranch Community Association, Inc., filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2018-542127;
- q) Board Member Conflict of Interest Policy, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2019-208491;
- r) Policy Regarding Solicitation of Candidates, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2019-208478;
- s) Policy Regarding Board Actions via Email, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2019-208472;
- t) Whistle-Blower Protection Policy, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2019-208469;
- u) Policy for Expenditure of Association Funds, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2019-208440;
- v) Policy Regarding Casting and Tabulating Ballots, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2019-208438;
- w) Policy Resolution: Collection of Delinquent Assessments and Payment Plan Agreement, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2018-361210;
- x) Payment Plan Policy, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2020-436962;
- y) Collections Policy, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2020-436962;
- z) Parking Regulations, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. 20130478657;
- aa) Resolution Establishing a Fine Policy, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2017-49060;
- bb) Amended Fine Policy; filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2019-441437;

- cc) Rules Establishing Age Limit for Community Pool, filed in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2016-142147;
- dd) Property Owners' Association Management Certificate, filed for record in the Real Property Records of Harris County, Texas, under Clerk's File No. RP-2019-211029;
- ee) Articles of Incorporation of Remington Ranch Master Association, filed for record with the Secretary of State of Texas;
- ff) Certificate of Incorporation of Remington Ranch Master Association, Inc., filed for record with the Secretary of State of Texas;
- gg) Articles of Amendment to the Articles of Incorporation, filed for record with the Secretary of State of Texas;
- hh) Certificate of Amendment of Remington Ranch Community Association, Inc., filed for record with the Secretary of State of Texas.

5. The name and mailing address of the Association's designated representative is:

**LEAD Association Management, Inc.,
13231 Champion Forest Drive, Suite 112,
Houston, Texas 77069.**

6. The phone number of the Association's designated representative is: (281) 624-4239

SIGNED THIS 4th DAY OF MARCH, 2021.

By: [Signature]
Managing Agent for the Remington Ranch Community Association, Inc.

Janet Coronado
Print Name

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing instrument, 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 4 day of March, 2021.



[Signature]
Notary Public, State of Texas

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03/04/2021 02:12 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$38.00

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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