

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
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 Management Certificates, as follows:

- (1) The name of the subdivision is Remington Ranch.
- (2) The name of the association is Remington Ranch Community Association, Inc.
- (3) The subdivision is recorded in the Map or Plat Records of Harris County, Texas, as follows:
  - a. Remington Ranch, Section One, under Clerk’s File No. Y605523;
  - b. Remington Ranch, Section Two, under Clerk’s File No. X605525;
  - c. Remington Ranch, Section Three, under Clerk’s File No. Y174108;
  - d. Remington Ranch, Section Four, under Clerk’s File No. X870267;
  - e. Remington Ranch, Section Five, under Clerk’s File No. X870347;
  - f. Remington Ranch, Section Six, under Clerk’s File No. Y086195;
  - g. Remington Ranch, Section Seven, under Clerk’s File No. Y342318;
  - h. Remington Ranch, Section Eight, under Clerk’s File No. Y791431;
  - i. Remington Ranch, Section Nine, under Clerk’s File No. Y597684;
  - j. Remington Ranch, Section Ten, under Clerk’s File No. Y610876;
  - k. Remington Ranch, Section Twelve, under Clerk’s File No. Z080569;
  - l. Remington Ranch, Section Thirteen, under Clerk’s File No. Y610897;
  - m. Remington Ranch, Section Fourteen, under Clerk’s File No. Y716477;
  - n. Remington Ranch, Section Fifteen, under Clerk’s File No. Y610914;

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- o. Remington Ranch, Section Sixteen, under Clerk's File No. Y786624;
- p. Remington Ranch, Section Seventeen, under Clerk's File No. Y948345;
- q. Remington Ranch, Section Eighteen, under Clerk's File No. Y948353;
- r. Remington Ranch, Section Nineteen, under Clerk's File No. Z207475;
- s. Remington Ranch, Section Twenty, under Clerk's File No. Z207476;
- t. Remington Ranch, Section Twenty-One, under Clerk's File No. Z395923;
- u. Remington Ranch, Section Twenty-Two, under Clerk's File No. Z360337;
- v. Remington Ranch, Section Twenty-Three, under Clerk's File No. Z360367;
- w. Remington Ranch, Section Twenty-Four, under Clerk's File No. Z360373;
- x. Remington Ranch, Section Twenty-Five, under Clerk's File No. 20060051256;
- y. Remington Ranch, Section Twenty-Six, under Clerk's File No. 20060228556;
- z. Remington Ranch, Section Twenty-Seven, under Clerk's File No. RP-2016-176660.

(4) The recording data for the declaration and any amendments to the declaration is as follows:

- 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;

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- 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.

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

Remington Ranch Community Association, Inc.,  
c/o LEAD Association Management, Inc.,  
13231 Champion Forest Drive, Suite 112  
Houston, Texas 77069.

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. LEAD Association Management, Inc.;

b. 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069;

c. (281) 857-6027;

d. [info@lead-inc.com](mailto:info@lead-inc.com).

(7) The Association's website address is: <https://www.remingtonranchcai.org>.

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

a. Resale Certificate Fee: \$375.00;

b. Transfer Fee: \$175.00;

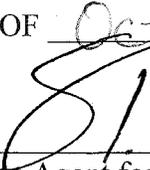
c. Updated Resale Certificate Fee: \$75.00;

d. Refinance Fee: \$100.00;

e. Capitalization Fee: \$100.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it 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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 21 DAY OF October, 2021.

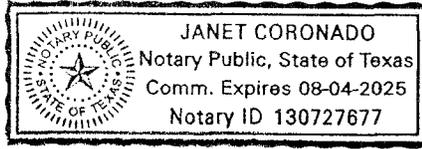
By:  on behalf of LEAD Association Management, Inc., Managing Agent for Remington Ranch Community Association, Inc.

Syd Talley  
Print Name

STATE OF TEXAS

COUNTY OF HARRIS

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BEEORE ME, the undersigned authority, on this day personally appeared Syd Talley, of LEAD Association Management, Inc., Managing Agent for Remington Ranch Community 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 21<sup>st</sup> day of October, 2021.

Janet Coronado  
Notary Public, State of Texas

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10/22/2021 10:59 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

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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