

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
KIPLING OAKS CIVIC CLUB, INC.**

The undersigned certifies that she is the President of KIPLING OAKS CIVIC CLUB, INC. (the "Association"). The Association is the property owners' association for Kipling Oaks Section One, Kipling Oaks Section Two, Kipling Oaks Section Three, Kipling Oaks Section Four, Kipling Oaks Section Five and Kipling Oaks Section Six, unrecorded subdivisions in Montgomery County, Texas (collectively the "Subdivision"). This Management Certificate is filed by the Association pursuant to Section 209.004 of the TEXAS PROPERTY CODE.

- Name of Subdivisions:**
- Kipling Oaks Section One
 - Kipling Oaks Section Two
 - Kipling Oaks Section Three
 - Kipling Oaks Section Four
 - Kipling Oaks Section Five
 - Kipling Oaks Section Six
- Name of Association:**
- Kipling Oaks Civic Club, Inc. d/b/a Kipling Oaks Homeowners Association
- Recording Data for the Subdivision:**
- Unrecorded - Not Platted
- Recording Data for the Restrictions:**
- *Petition for Creation of Covenants, Conditions and Restrictions for All Sections of Kipling Oaks* - Clerk's File No. 2000-049182, Official Records, Montgomery County, Texas
- Other Relevant Instruments:**
- *Articles of Incorporation* – Clerk's File No. 2014-096779, Official Records, Montgomery County, Texas
 - *Policy Regarding Alternative Payment Schedules and Policy Regarding Records Retention, Inspection & Production* – Clerk's File No. 2014-101355, Official Records, Montgomery County, Texas
- Website:**
- <https://kiplingoaks.com>
- Transfer Fee:**
- \$150.00 to Kipling Oaks Civic Club, Inc.
- Mailing Address of the Association:**
- Kipling Oaks Civic Club, Inc.
P.O. Box 605
Pinehurst, Texas 77362-0605

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or Designated Representative:

Shelley Peterson, President
Kipling Oaks Civic Club, Inc.
P.O. Box 605
Pinehurst, Texas 77362-0605
Tel: 763-354-4006
Email: shelleyjpeterson@outlook.com

Signed this 19 day of March, 2026.

KIPLING OAKS CIVIC CLUB, INC.



SHELLEY PETERSON, President

STATE OF TEXAS

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§
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COUNTY OF MONTGOMERY

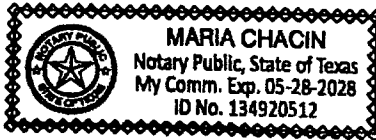
This instrument was acknowledged before me on the 19 day of March, 2026, by SHELLEY PETERSON, President of KIPLING OAKS CIVIC CLUB, INC., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public - State of Texas

AFTER RECORDING RETURN TO:

BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301



E-FILED FOR RECORD

03/24/2026 12:08PM



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.

03/24/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas