



**MANAGEMENT CERTIFICATE OF  
CAMBRIDGE FALLS HOMEOWNERS' ASSOCIATION, INC.**

1. Name of the Subdivision: Cambridge Falls
2. Name of the Association: Cambridge Falls Homeowners Association, Inc.
3. Recording Data for Subdivision are as follows:

**Section I** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20050102, Official Public Records of Real Property of Fort Bend, Texas.

**Section II** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20070047, Official Public Records of Real Property of Fort Bend, Texas.

**Section III** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20070051, Official Public Records of Real Property of Fort Bend, Texas.

**Section IV** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20130189, Official Public Records of Real Property of Fort Bend, Texas.

**Section V** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20140176, Official Public Records of Real Property of Fort Bend, Texas.

**Section VI** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20150210, Official Public Records of Real Property of Fort Bend, Texas.

**Section VII** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20150046, Official Public Records of Real Property of Fort Bend, Texas.

**Section VIII** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20150197, Official Public Records of Real Property of Fort Bend, Texas.

**Section IX** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20160264, Official Public Records of Real Property of Fort Bend, Texas.

**Section X** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20170168, Official Public Records of Real Property of Fort Bend, Texas.

**Section XI** of Cambridge Falls, an Subdivision in Fort Bend County, Texas, according to the map or plat thereof filed under Clerk's File No. 20170167, Official Public Records of Real Property of Fort Bend, Texas.

4. Recording Data for the Declaration:

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CAMBRIDGE FALLS** is recorded under Clerk's File No. 2006012359 of the Official Public Records of Real Property of Fort Bend County, Texas.

**BLANKET VARIANCE AND STORAGE BUILDING GUIDELINES FOR CAMBRIDGE FALLS HOMEOWNERS' ASSOCIATION, INC** is recorded under Clerk's File No. 2022001741 of the Official Public Records of Real Property of Fort Bend County, Texas.

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION TWO (2)** is recorded under Clerk's File No. 2007053756 of the Official Public Records of Fort Bend County, Texas. [annexes Sections 2 and 3]

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION FOUR (4)** is recorded under Clerk's File No. 2014003974 of the Official Public Records of Fort Bend County, Texas.

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION FIVE (5)** is recorded under Clerk's File No. 2014100171 of the Official Public Records of Fort Bend County, Texas.

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION SIX (6)** is recorded under Clerk's File No. 2015116275 of the Official Public Records of Fort Bend County, Texas.

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION SEVEN (7)** is recorded under Clerk's File No. 2015091892 of the Official Public Records of Fort Bend County, Texas.

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION EIGHT (8)** is recorded under Clerk's File No. 2015091891 of the Official Public Records of Fort Bend County, Texas.

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION NINE (9)** is recorded under Clerk's File No. 2017008544 of the Official Public Records of Fort Bend County, Texas.

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION TEN (10)** is recorded under Clerk's File No. 2017107060 of the Official Public Records of Fort Bend County, Texas.

**DECLARATION OF ANNEXATION CAMBRIDGE FALLS, SECTION ELEVEN (11)** is recorded under Clerk's File No. 2017107059 of the Official Public Records of Fort Bend County, Texas.

**RESOLUTION OF THE BOARD OF DIRECTORS FOR THE CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC REGARDING AMENDMENT TO THE BY-LAWS OF CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION, INC.** is recorded under Clerk's File No. 2021213864 of the Official Public Records of Fort Bend County, Texas.



5. Name and Mailing address of the Association:

Cambridge Falls Homeowners Association, Inc.  
27101 Westheimer Pkwy  
Katy, TX 77494

6. Name, Mailing address, Phone number and Email address of Association's designated representative:

Post Oak Property Management  
27101 Westheimer Pkwy  
Katy, TX 77494  
281-647-6119  
info@postoakproperties.com

7. Website of Association's designated representative:

www.postoakproperties.com

8. Amount of Fee(s) charged by the Association relating to a property transfer in the subdivision:

Transfer Fee: \$200.00 payable to Post Oak Property Management

Resale Certificate Fee: \$350.00 payable to Post Oak Property Management

9. Other Information the Association Considers Appropriate:

CAMBRIDGE FALLS HOMEOWNERS' ASSOCIATION, INC. PAYMENT PLAN POLICY is recorded under Clerk's File No. 2012014369 of the Official Public Records of Real Property in Fort Bend County, Texas.

CAMBRIDGE FALLS HOMEOWNERS' ASSOCIATION, INC. REGULATING TO RAIN BARRELS AND RAIN HARVESTING SYSTEMS, SOLAR ENERGY DEVICES, STORM AND ENERGY EFFICIENT SHINGLES, FLAGS AND RELIGIOUS ITEMS is recorded under Clerk's File No. 2012014368 of the Official Public Records of Real Property in Fort Bend County, Texas.

CAMBRIDGE FALLS HOMEOWNERS' ASSOCIATION, INC. RECORDS PRODUCTION & COPYING POLICY is recorded under Clerk's File No. 2012014370 of the Official Public Records of Real Property in Fort Bend County, Texas.

CAMBRIDGE FALLS HOMEOWNERS' ASSOCIATION, INC. DOCUMENT RETENTION POLICY is recorded under Clerk's File No. 2012014371 of the Official Public Records of Real Property in Fort Bend County, Texas.

Executed the 19 day of January, 2022

Cambridge Falls Homeowners Association, Inc.

By:   
Shelby L. Dyer, Managing Agent

STATE OF TEXAS

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COUNTY OF FORT BEND

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This instrument was acknowledged before me on the 19 day of January, 2022 by  
Shelby L. Dyer, Managing Agent for Cambridge Falls Homeowners Association, Inc.

  
Notary Public, State of Texas

After Recording Return To:  
Post Oak Properties  
27101 Westheimer Pkwy  
Katy, Texas 77494

