

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
DECKER FARMS PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Decker Farms Property Owners' Association, Inc., a nonprofit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Decker Farms.
2. Name of Association: The name of the Association is Decker Farms Property Owners' Association, Inc.
3. Recording Data for the Subdivision:
 - a. 141.037 acres of land as described by metes and bounds on Exhibit A attached to the "Declaration of Covenants, Conditions and Restrictions for Decker Farms" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2022055658 (which said Exhibit A is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Decker Farms.
 - b. Recording Information:
 - (1) Montgomery County Clerk's File No. 2022055658.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Decker Farms Property Owners' Association, Inc. c/o Inframark, 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Amanda England, Director of Community Management c/o Inframark. Address: 2002 W. Grand Parkway N., Suite 100, Katy, Texas 77449. Phone No.: 281.870.0585. Email Address: customercare@inframark.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://engage.goenumerate.com/s/deckerfarms/>.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 350.00
Mortgage Questionnaire	\$ 300.00
Refinance Fee	\$ 125.00
Transfer Fee	\$ 350.00
Expedited Service Fee for all of the above	\$ 200.00
Returned Check Fee	\$ 35.00
Capitalization Fee [Declaration Article IV, Section 4.10]	Each Owner (other than Declarant) who purchases a lot will pay a one-time initial contribution to the Association which amount will be due immediately upon the transfer of title to the lot. Upon the purchase of a lot from Declarant, the Capitalization Fee is \$650.00. Upon each subsequent sale of a lot, the Capitalization Fee will be determined by the Board. Some exemptions apply. The Capitalization Fee amount must be confirmed with the Association.

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

[SIGNATURE PAGE FOLLOWS]

Executed on this 7 day of June, 2023.

**DECKER FARMS PROPERTY OWNERS'
ASSOCIATION, INC.**

By: Inframark, Managing Agent

Amanda England
Amanda England, Dir. of Community Management

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 7 day of June, 2023 personally appeared Amanda England, Director of Community Management for Inframark, Managing Agent for Decker Farms Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Sharon Ann Griffith
Notary Public in and for the State of Texas



E-FILED FOR RECORD

06/07/2023 04:56PM



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.

06/07/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas