



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
COMMUNITY ASSOCIATION OF THE RETREAT, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

The undersigned, being the Manager of Community Association of the Retreat, Inc., a non-profit corporation 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 Community Association of the Retreat, Inc.:

1. Name of Subdivision: Retreat at Sovereign Shores.
2. Name of Association: Community Association of the Retreat, Inc.
3. Recording Data for the Subdivision: Retreat at Sovereign Shores, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Plat No. 20070041 of the Map/Plat Records of Fort Bend County, Texas, including any replats thereto.
4. Recording Data for the Declaration: Declaration of Covenants and Restrictions for The Retreat at Sovereign Shores recorded on May 22, 2008, under County Clerk's File No. 2007058411 in the Official Public Records of Fort Bend County, Texas.
5. Name and Mailing Address of the Association is: Community Association of the Retreat, Inc., C/O Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Community Association of the Retreat, Inc., C/O Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.
7. Telephone Number to Contact the Association is: Community Association of the Retreat, Inc. C/O Montage Community Services, LLC, (281) 232-7659.
8. Email Address to Contact the Association: [info@montagecs.com](mailto:info@montagecs.com)
9. The Association's website may be found at: [https://frontsteps.cloud/CaliberWeb2\\_MCS](https://frontsteps.cloud/CaliberWeb2_MCS)

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$250.00 or more, not to exceed the maximum allowable rate.
- b. Updated Resale Certificate: \$75.00.
- c. Transfer Fee: \$150.00.
- d. Refinance Statement of Account \$100.00.

Executed on this the 24 day of August 2021.

COMMUNITY ASSOCIATION OF THE  
RETREAT, INC.

By: Rebekah S. Fix  
Rebekah Fix, Manager and Agent

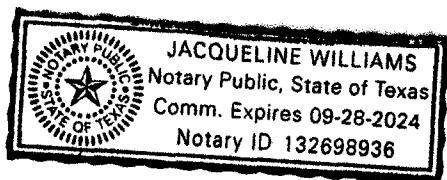
THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the \_\_\_\_\_ day of August 2021, personally appeared Rebekah Fix, Manager and Agent of Community Association of the Retreat, 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 and on behalf of the Association.



Jacqueline Williams  
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

**ESG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479