



DocuSign Envelope ID: E10BC441-CA17-441F-A953-30E7329741A9



BROKEWATER RESIDENTIAL ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

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

1. Name of Subdivision: The name of the subdivision is Brookewater.
2. Name of Association: The name of the Association is Brookewater Residential Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit A, attached to the "First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property)", recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2024011501 (which Exhibit A is incorporated in this Management Certificate by this reference).
 - b. Property described by metes and bounds on Exhibit A, attached to the "Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property) Phase 2, SF-7", recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2023104276 (which Exhibit A is incorporated in this Management Certificate by this reference).
 - c. Brookewater, Section 1, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230205 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Brookewater, Section 2, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230240 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Brookewater, Section 3, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230204 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Brookewater, Section 4, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230241 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Brookewater, Section 12, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230254 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property), Fort Bend County Clerk's File No. 2024011501.
- b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property) Phase 2, F-7, Fort Bend County Clerk's File No. 2023104276.
- c. Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property) Section 1, Fort Bend County Clerk's File No. 2024033460.
- d. Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property) Section 2, Fort Bend County Clerk's File No. 2024033461.
- e. Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property) Section 3, Fort Bend County Clerk's File No. 2024033462.
- f. Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property) Section 4, Fort Bend County Clerk's File No. 2024033463.

- g. Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property) Section 12, Fort Bend County Clerk's File No. 2024033464.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Brookewater Residential Association, Inc. c/o Vision Communities Management, LLC, 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Vision Communities Management, LLC; Address: 5757 Alpha Road, Suite 680, Dallas, Texas 75240; Phone Number: 972-612-2303; Email Address: vcminfo@vcmtexas.com.
7. Association Website: The Association's Dedicatory Instruments are available to Members online at: vcmtexas.com.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

| Description | Fee |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resale Certificate | \$340.00 |
| Transfer Fee | \$250.00 |
| Refinance Fee | \$50.00 |
| Capitalization Fee | 100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2024 is \$1,200.00. For future years, the Capitalization Fee must be verified with the Association. |
| Community Fee | 0.5% of the "Gross Selling Price" of a Lot [as described in detail in the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Brookewater (Residential Property)] |

[SIGNATURE PAGE FOLLOWS]

Executed on this _____ day of 5/14/2024, 2024.

BROOKEWATER RESIDENTIAL ASSOCIATION, INC., a Texas nonprofit corporation

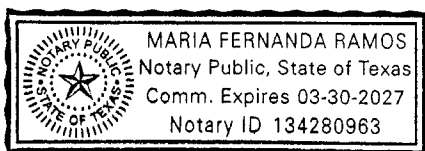
By: Vision Communities Management, LLC,
Managing Agent

DocuSigned by:
By: Amber Altarabulsi
FB6E6B38C0A4E3...
Amber Anderson, President

*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.

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

BEFORE ME, the undersigned notary public, on this 14 day of May, 2024 personally appeared Amber Anderson, President of Vision Communities Management, LLC, Managing Agent for Brookewater Residential 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.



[Signature]
Notary Public in and for the State of Texas