



**AMENDED MANAGEMENT CERTIFICATE FOR
FAIRWAY VILLAS TOWNHOMS (HOUSTON) OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS

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COUNTY OF FORT BEND

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The Fairway Villas Townhomes (Houston) Owners Association, 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:

1. Name of Subdivision: The name of the Subdivision is Fairway Villas Townhomes
2. Name of Association: The name of the Association is Fairway Villas Townhomes (Houston) Owners Association, Inc.
3. The Recording Data for the subdivision, can be found in the Real Property Records of Fort Bend County, Texas as follows:
 - (a) Covenant Crest, Section One (1), a subdivision in Fort Bend County, Texas recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 20060067; and
 - (b) Covenant Crest, Section Two (2), a subdivision in Fort Bend County, Texas recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 20060068.
4. The Recording Data for the Declaration of Covenants, Conditions and Restrictions for Fairway Villas Townhomes recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 2010084979, and on the Association's website at <https://fairwayvillastownhomes.com/>
5. The Recording Data for the By-Laws is as follows:
 - (a) The Articles of Incorporation of Fairway Villas Townhomes (Houston) Owners Association, Inc. recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 2012037719;
 - (b) Certificate of Amendment to Articles of Incorporation of Fairway Villas Townhomes (Houston) Association, Inc. recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 2012037719;
 - (c) The By-Laws of Fairway Villas Townhomes (Houston) Owners Association, Inc. recorded in the Real Property Records of Fort Bend County, Texas filed under Clerk's File No 2010089973

6. Recording Data for Adaptive Policies:
- (a) Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for Fairway Villas Townhomes (Homes) Owners Association, Inc. recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 2012037719;
 - (b) Open Records Policy for Fairway Villas Townhomes (Houston) Owners Association, Inc. recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 2012037719;
 - (c) Records Retention Policy for Fairway Villas Townhomes (Houston) Owners Association, Inc. recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 2012037719;
 - (d) Payment Plan Policy for Fairway Villas Townhomes (Houston) Owners Association, Inc. recorded in the Real Property Records of Fort Bend County, Texas under Clerk's File No. 2012037719.

7. The Name and Mailing Address of the Association:

The Fairway Villas Townhomes (Houston) Owners Association, Inc.
c/o Marshall Management Group Inc.
4800 Sugar Grove, Ste 140
Stafford, Texas 77477
Association's website <https://fairwayvillastownhomes.com/>

8. The Name and Mailing Address of the Management Company and designated Representative are :

Marshall Management Group Inc.
Designated Representative: Sonya Brown
4800 Sugar Grove, Suite 140
Stafford, Texas 77477
Telephone number: 713.977.6644
Email: ops@mmgihouston.com

9. The Transfer of Property Fees and Charges: Resale Certificate \$363.00; Certified Statement of Account (Transfer Fee) \$150.00; Refinance Statement of Account \$150.00; and RUSH FEE \$65.00.

Executed on this the 31st day of December, 2021

Fairway Villas Townhomes (Houston) Owners
Association, Inc.

By: _____

Lewis W. Smith IV, Attorney-in-Fact

THE STATE OF TEXAS

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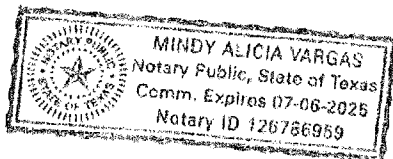
COUNTY OF Fort Bend

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BEFORE ME, the undersigned authority, on this day personally appeared Lewis W. Smith IV, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this 31st day of December, 2021



Mandy Vargas
NOTARY PUBLIC, STATE OF TEXAS

Notary Public-Printed Name: Mindy Alicia Vargas
My Commission Expires: 7/6/2025