



Vistas of Greatwood Townhome Association, Inc MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Vistas of Greatwood Townhome Association, Inc** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Vistas of Greatwood, Inc

Name of the Association: Vistas of Greatwood Townhome Association, Inc

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Fort Bend County, Texas, as follows;

- (a) File No. 2003031859, Slide Nos. 2437A and 2437B

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, Restrictions, and Easements, under Fort Bend County Clerk's File No. 2003123798, along with any amendments or supplements thereto;
- (b) Supplemental Declaration of Amendments to Declaration of Protective Covenants for Greatwood and First Amendments to the By-Laws, under Fort Bend County Clerk's File No. 8940912 and 1999048154, along with any amendments or supplements thereto;
- (c) Supplemental Declaration of Protective Covenants annexing Vistas of Greatwood, under Fort Bend County Clerk's File No. 2003052647, along with any amendments or supplements thereto;
- (d) Guidelines for Display of Certain Religious Items, Guidelines for Installation and Use of Certain Residence Security Measures, Guidelines for Bid Solicitation and Review Process, Policy Regarding Deed Restriction Violation Hearings, under Fort Bend County Clerk's File No. 2022011007, along with any amendments or supplements thereto;
- (e) Resolution Regarding Perimeter Fencing, under Fort Bend County Clerk's File No. 2014007902, along with any amendments or supplements thereto;
- (f) Regulation of Solar Energy Devices, under Fort Bend County Clerk's File No. 2022118413, along with any amendments or supplements thereto;
- (g) Policy Regarding Alternative Payment Schedules, Policy Regarding Records Retention, Inspection, & Production, under Fort Bend County Clerk's File No. 2012095349, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Vistas of Greatwood Townhome Association, Inc
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
17409 El Camino Real #100
Houston, Texas 77058
832-864-1200

customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 20 day of December 2022

Vistas of Greatwood Townhome Association, Inc, acting by and
through its managing agent, Houston Community Management

Tracy Downs

Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Vistas of Greatwood Townhome Association, Inc, a Texas nonprofit corporation, on behalf of such corporation.

Jessica Richardson

Jessica Richardson
Notary Public, State of Texas

When recorded return to:

Houston Community Management
17409 El Camino Real #100
Houston, Texas 77058

