



**The Grove Community Improvement Association MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **The Grove Community Improvement Association** (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:** The Grove Community Improvement Association

**Name of the Association:** The Grove Community Improvement Association

**Recording Data for Association:** 12-10-2-3-9-1-4-5

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

The Grove Section 9 Plat, File No. 1173299  
The Grove Section 5 Plat, File No. 83006818  
The Grove Section 1 Plat, File No. 1173281  
The Grove Section 2 Plat, File No. 1173283  
The Grove Section 3 Plat, File No. 1173285  
The Grove Section 4 Plat, File No. 1173288  
The Grove Section 12 Plat, File No. 1173305  
The Grove Section 10 Plat, File No. 1173301

**Recording Data for Restrictions:**

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

- (a) Unanimous Written Consent Of Directors, under Fort Bend County Clerk's File No. 2005081701, along with any amendments or supplements thereto;
- (b) Policy Regarding Alternative Payment Schedules, under Fort Bend County Clerk's File No. 2011115459, along with any amendments or supplements thereto;
- (c) First Amendment To By-Laws, under Fort Bend County Clerk's File No. 2018055059, along with any amendments or supplements thereto;
- (d) Property Owners Association Management Certificate, under Fort Bend County Clerk's File No. 2010053482, along with any amendments or supplements thereto;
- (e) Property Owners Association Management Certificate, under Fort Bend County Clerk's File No. 2014001844, along with any amendments or supplements thereto;
- (f) Article Of Incorporation, under Fort Bend County Clerk's File No. 2000107213, along with any amendments or supplements thereto;
- (g) Resolution Regarding Vietnamese Potbellied Pigs, under Fort Bend County Clerk's File No. 2001047989, along with any amendments or supplements thereto;
- (h) Management Certificate, under Fort Bend County Clerk's File No. 2001112592, along with any amendments or supplements thereto;
- (i) Resolution Of The Board Of Directors The Grove CIA For Covenants Compliance Inspection, under Fort Bend County Clerk's File No. 2010067434, along with any amendments or supplements thereto;

- (j) Resolution Regarding Antennas And Satellite Dish Guidelines, under Fort Bend County Clerk's File No. 2000107076, along with any amendments or supplements thereto;
  - (k) NAME OF INSTRUMENT: Declaration of Covenants, Conditions and Restrictions
- RECORDING INFORMATION:
- SECTION 1: On or about May 31, 1978, Volume 21, Page 30, Real Records, Fort Bend Co., Texas, together with any other filings of records (if any).
- SECTION 2: On or about May 9, 1979, Volume 23, Page 7, Real Records, Fort Bend Co., Texas, together with any other filings of records (if any).
- SECTION 3: On or about February 13, 1980, Volume 24, Page 10, Real Records, Fort Bend Co., together with any other filings of records (if any).
- SECTION 4: On or about July 13, 1982, Volume 31, Page 3, Real Records, Fort Bend Co., Texas, together with any other filings of records (if any).
- SECTION 5: On or about October 23, 1982, Slide No. 554-A, Real Records of Fort Bend Co., Texas, together with any other filings of records (if any).
- SECTION 9: On or about April 5, 1984, Slide Nos. 656A and 656B, Real Records of Fort Bend Co., Texas, together with any other filings of records (if any).
- SECTION 10: On or about October 27, 1992, Slide Nos. 1144B and 1145A, Real Records of Fort Bend Co., Texas, together with any other filings of records (if any).
- SECTION 12: On or about October 23, 1982, Slide Nos. 1210B and 1211A, Real Records of Fort Bend Co., Texas, together with any other filings of records (if any).
- (l) ACC Denial and Appeal Hearing Policy, under Fort Bend County Clerk's File No. 2022011808, along with any amendments or supplements thereto;
  - (m) Architectural Review Authority Policy and Charter, under Fort Bend County Clerk's File No. 2022011806, along with any amendments or supplements thereto;
  - (n) Assessment Collection Policy, under Fort Bend County Clerk's File No. 2022011800, along with any amendments or supplements thereto;
  - (o) Deed Restriction Hearing Policy, under Fort Bend County Clerk's File No. 2022011805, along with any amendments or supplements thereto;
  - (p) Large Contract Bid Solicitation Policy, under Fort Bend County Clerk's File No. 2022011803, along with any amendments or supplements thereto;
  - (q) Policy Regarding Records Inspection & Production, under Fort Bend County Clerk's File No. 2022011801, along with any amendments or supplements thereto;
  - (r) Policy Regarding Records Retention, under Fort Bend County Clerk's File No. 2022011802, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

The Grove Community Improvement Association  
 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  
 17049 El Camino Real #100  
 Houston, Texas 77058  
 832-864-1200  
[customerservice@houcomm.com](mailto:customerservice@houcomm.com)

**Website Address of the Association**

thegrovecia.org

**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 18 day of October 2022

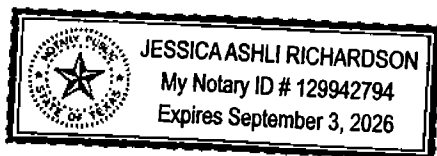
The Grove Community Improvement Association,  
acting by and through its managing agent, Houston  
Community Management

Tracy Downs

Tracy Downs, President of Operations

STATE OF TEXAS       §  
COUNTY OF Harris   §

This instrument was acknowledged before me on the 18 day of October 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for The Grove Community Improvement Association, 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**  
**17049 El Camino Real #100**  
**Houston, Texas 77058**