

**FOUNDER'S RESERVE COMMUNITY ASSOCIATION, INC.
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

FOUNDER'S RESERVE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Founder's Reserve;
- (2) the name of the Association is Founder's Reserve Community Association, Inc.;
- (3) the subdivisions are recorded in the Real Property Records of Montgomery County, Texas as follows, along with any supplements, amendments, additions and annexations thereto, as follows:

Founder's Reserve, a subdivision in Montgomery County, Texas according to the map or plat thereof, recorded in Cabinet Z, Sheet No. 1759, of the Plat Records of Montgomery County, Texas.

- (4) the Declarations are recorded in the Real Property Records of Montgomery County, Texas as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Founder's Reserve, under Clerk's File No. 2010-015387;
- (b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Founder's Reserve, under Clerk's File No. 2010-088328;
- (c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Founder's Reserve, under Clerk's File No. 2012-010739;

- (5) The name and mailing address of the Association is:

Founder's Reserve Community Association, Inc.
c/o FirstService Residential Houston
2925 Briar Park, Suite 700
Houston, Texas 77042

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) FirstService Residential Houston;
- (b) 2925 Briar Park, Suite 700, Houston, Texas 77042;

- (c) 1-877-253-9689;
- (d) Houston@fsresidential.com.

(7) The Association's website address is: https://foundersreserve.connectresident.com/

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee: \$375.00;
- (b) Resale Certificate Update: \$75.00;
- (c) Transfer Fee: \$340.00;
- (d) Refinance Fee: \$100.00;
- (e) Welcome Packet Fee: \$26.50.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 23 DAY OF October, 2024.

By: Joni Pursley, Managing Agent for
Founder's Reserve Community Association, Inc.,
on behalf of FirstService Residential Houston.

Joni Pursley
Print Name

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared
Joni Pursley, of FirstService Residential Houston, Managing Agent for

Founder's Reserve Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 23 day of October, 2024.


Notary Public, State of Texas

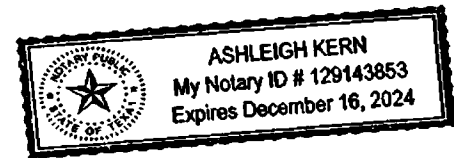
AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254



E-FILED FOR RECORD

10/28/2024 03:37PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

10/28/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas