



**PROPERTY OWNER ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
   §  
COUNTY OF FORT BEND       §

The undersigned, being a representative of **CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.** (hereinafter the "Association"), 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, which supersedes any prior Management Certificate filed by the Association.

1. **Name of Subdivision(s):** Canyon Gate at the Brazos, Section One (1) through Eleven (11); and Canyon Lake at the Brazos, Section One (1) and Two (2).

2. **Name of Association:** Canyon Gate at the Brazos Owners Association, Inc.

3. **Recording Data for the Subdivision(s):**

Canyon Gate at the Brazos, Section 1: Fort Bend County Clerk's File No. 1999034903;  
Canyon Gate at the Brazos, Section 2: Fort Bend County Clerk's File No. 1999048850;  
Canyon Gate at the Brazos, Section 3: Fort Bend County Clerk's File No. 1999069661;  
Canyon Gate at the Brazos, Section 4: Fort Bend County Clerk's File No. 200018038;  
Canyon Gate at the Brazos, Section 5: Fort Bend County Clerk's File No. 2000057312;  
Canyon Gate at the Brazos, Section 6: Fort Bend County Clerk's File No. 2002069762;  
Canyon Gate at the Brazos, Section 7: Fort Bend County Clerk's File No. 2002050510;  
Canyon Gate at the Brazos, Section 8: Fort Bend County Clerk's File No. 2002025456;  
Canyon Gate at the Brazos, Section 9: Fort Bend County Clerk's File No. 2003077577;  
Canyon Gate at the Brazos, Section 10: Fort Bend County Clerk's File No. 9857528 & 9857523;  
Canyon Gate at the Brazos, Section 11: Fort Bend County Clerk's File No. 2003077616;  
Canyon Lakes at the Brazos, Section 1: Fort Bend County Clerk's File No. 2003077568;  
Canyon Lakes at the Brazos, Section 2: Fort Bend County Clerk's File No. 2005047386; and  
Lakes of Williams Ranch Section 1: Fort Bend County Clerk's File No. 20060158 (Map Records).

4. **Recording Data for the Declaration of Covenants, Conditions and Restrictions:**

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section One (1), recorded under the Fort Bend County Clerk's File No. 1999048181;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Two (2), recorded under the Fort Bend County Clerk's File No. 1999059206;

The First Amendment to Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Two (2), recorded under the Fort Bend County Clerk's File No. 2000001008;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Three (3), recorded under the Fort Bend County Clerk's File No. 1999070891;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Four (4), recorded under the Fort Bend County Clerk's File No. 2000026392;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Five (5), recorded under the Fort Bend County Clerk's File No. 2000065793;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Six (6), recorded under the Fort Bend County Clerk's File No. 2002075337;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Seven (7), recorded under the Fort Bend County Clerk's File No. 2002054712;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Eight (8), recorded under the Fort Bend County Clerk's File No. 2002031417;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Nine (9), recorded under the Fort Bend County Clerk's File No. 2003135469;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Ten (10), recorded under the Fort Bend County Clerk's File No. 2004004863;

The Declaration of Covenants, Conditions and Restrictions, Canyon Gate at the Brazos, Section Eleven (11), recorded under the Fort Bend County Clerk's File No. 2003117617;

The Declaration of Covenants, Conditions and Restrictions, Canyon Lakes at the Brazos, Section One (1), recorded under the Fort Bend County Clerk's File No. 2003118876;

The First Amendment to Declaration of Covenants, Conditions and Restrictions, Canyon Lakes at the Brazos, Section Two (2), recorded under the Fort Bend County Clerk's File No. 2003126645;

The Second Amendment to Declaration of Covenants, Conditions and Restrictions, Canyon Lakes at the Brazos, Section Two (2), recorded under the Fort Bend County Clerk's File No. 2003135468;

The Declaration of Covenants, Conditions and Restrictions, Canyon Lakes at the Brazos, Section Two (2), recorded under the Fort Bend County Clerk's File No. 2005055595; and

The Declaration of Covenants, Conditions and Restrictions, Lakes of Williams Ranch, Section One (1), recorded under the Fort Bend County Clerk's File No. 2006131275.

**5. Name and mailing address of the Association:**

Canyon Gate at the Brazos Owners Association, Inc.  
c/o Grand Manors  
1230 Brazos Trace Drive  
Richmond, Texas 77469

**6. Name and Mailing address of the Person Managing the Association or It's Designated Representative is:**

Grand Manors  
1230 Brazos Trace Drive  
Richmond, Texas 77469

**7. Telephone Number to Contact the Association is:** 281.341.7349

**8. Email Address to contact the Association:** cangateb@ciramail.com

9. **The Association's website may be found at:** mycanyongate.org

10. **Fees charged by the Association upon the sale or transfer of Property:**

- a. Resale Certificate: \$375.00
- b. Update Fee: \$75.00
- c. Management Transfer Fee: \$325.00
- d. Association Transfer Fee: \$94.33
- e. Initial Assessment Fee: \$125.80
- f. Statement of Account Fee: \$250.00
- g. Document Rush Fee: \$275.00

\*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.

Executed this the 11 day of April, 2024.

**Canyon Gate at the Brazos Owners  
Association, Inc.**

By: [Signature]

Name: John Knight

Position: President

THE STATE OF TEXAS

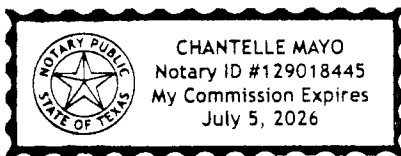
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COUNTY OF FORT BEND

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This instrument was acknowledged before me on 11 day of April, 2024, by John Knight, on behalf of Grand Manors, Managing Agent for Canyon Gate at the Brazos Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in capacity therein expressed.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING RETURN TO:**

Porter Law Firm  
2221 S. Voss Road  
Houston, TX 77057