



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**ROESNER WOODS COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

ROESNER WOODS 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 Roesner Woods.
- (2) The name of the association is Roesner Woods Community Association, Inc.
- (3) The subdivision is recorded in the Real Property Records of Fort Bend County, Texas, as follows:
  - a. Roesner Woods, under Instrument No. 20140135.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Roesner Woods, filed in the Real Property Records of Fort Bend County, Texas, under Instrument No. 2015026423;
  - b. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Roesner Woods, filed in the Real Property Records of Fort Bend County, Texas, under Instrument No. 2017058919;
  - c. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Roesner Woods, filed in the Real Property Records of Fort Bend County, Texas, under Instrument No. 2017140141.
- (5) The name and mailing address of the Association is:

Roesner Woods Community Association, Inc.,  
c/o LEAD Association Management, Inc.,  
13231 Champion Forest Drive, Suite 112  
Houston, Texas 77069.

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

- a. LEAD Association Management, Inc.;
- b. 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069;
- c. (281) 857-6027;
- d. [info@lead-inc.com](mailto:info@lead-inc.com).

(7) The Association's website address is: [www.roesnerwoodscai.org](http://www.roesnerwoodscai.org).

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

- a. Resale Certificate Fee: \$375.00;
- b. Transfer Fee: \$175.00;
- c. Updated Resale Certificate: \$75.00;
- d. Refinance Fee: \$100.00;
- e. Capitalization Fee: \$2,000.00.

(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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

**[CERTIFICATION AND ACKNOWLEDGEMENT TO FOLLOW]**

SIGNED THIS 31 DAY OF August, 2021.

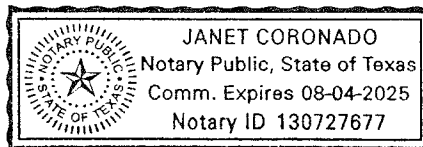
By: [Signature], on behalf of LEAD Association Management, Inc., Managing Agent for Roesner Woods Community Association, Inc.

Syd Talley  
Print Name

STATE OF TEXAS

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§  
§

COUNTY OF FORT BEND



BEFORE ME, the undersigned authority, on this day personally appeared Syd Talley, of LEAD Association Management, Inc., Managing Agent for Roesner Woods 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 31<sup>st</sup> day of August, 2021.

Janet Coronado  
Notary Public, State of Texas