



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 4 Fee: \$ 28.00

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
LAKES OF WILLIAMS RANCH OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Lakes of Williams Ranch Owners Association, a non-profit corporation ("Association") 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: The name of the subdivision is Lakes of Williams Ranch.
2. Name of Association: The name of the Association is Lakes of Williams Ranch Owners Association.
3. Recording Data for the Subdivision:
 - a. Lakes of Williams Ranch, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20060158 of the Plat Records of Fort Bend County, Texas, SAVE AND EXCEPT Lots One (1), Two (2) and Three (3) in Block Two (2) and White Clover Drive, and all amendments to or replats of said maps or plats, if any.
 - b. MP Estates commonly referred to as Lakes of Williams Ranch, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20150288 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Estates at Lakes of Williams Ranch, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20180168 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Tract A, Tract B and Tract C as described by metes and bounds on Exhibit "A", Exhibit "B" and Exhibit "C" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lakes of Williams Ranch Owners Association" recorded in the Official Public Records of Real Property of Fort Bend County, Texas

under Clerk's File No. 2014024847 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:*

a. Documents:

- (1) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakes of Williams Ranch.
- (2) First Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakes of Williams Ranch.
- (3) Second Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakes of Williams Ranch.
- (4) Third Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakes of Williams Ranch.
- (5) Fourth Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakes of Williams Ranch.
- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lots One (1), Two (2) and Three (3) in Block Two (2) and White Clover Drive of Lakes of Williams Ranch, Section One (1) a Subdivision in Fort Bend County, Texas into Canyon Gate at the Brazos Owners Association, Inc.
- (7) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lakes of Williams Ranch Owners Association.
- (8) Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lakes of Williams Ranch Owners Association.
- (9) Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Lakes of Williams Ranch Owners Association (Relating to Estates of Lakes of Williams Ranch, Section 1).

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2012065416.
- (2) Fort Bend County Clerk's File No. 2012089364.
- (3) Fort Bend County Clerk's File No. 2013073708.
- (4) Fort Bend County Clerk's File No. 2017133006.
- (5) Fort Bend County Clerk's File No. 2019006096.

- (6) Fort Bend County Clerk's File No. 2006131275.
- (7) Fort Bend County Clerk's File No. 2014024847.
- (8) Fort Bend County Clerk's File No. 2016081015.
- (9) Fort Bend County Clerk's File No. 2019006095.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lakes of Williams Ranch Owners Association c/o Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Montage Community Services. Address: 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479. Phone No.: 281.232.7659. Email Address: info@montagecs.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: https://frontsteps.cloud/caliberweb2_mcs.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 225.00
Transfer Fee	\$ 150.00
Refinance Fee	\$ 100.00
Capitalization Fee [Declaration Article V, Section 5.5]	Upon acquisition of title to a lot, other than Developer or a Builder (as defined in the Declaration), will be obligated to pay an amount equal to 50% of the then-current Annual Assessment. The Capitalization Fee for 2022 is \$1,732.50. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.
Association Transfer Fee [Declaration Article V, Section 5.6]	A Transfer Fee will be charged in connection with the sale of a lot in the amount not to exceed ten percent (10%) of the Annual Assessment. The current Transfer Fee is \$346.50. For future years, the Transfer Fee amount must be confirmed with the Association.

Adopt A School [Declaration Article V,
Section 5.7]

The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a builder to a purchaser, \$100.00 to be paid by the builder/seller and \$100.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay \$100.00.

Executed on this 20 day of December, 2022.

**LAKES OF WILLIAMS RANCH
OWNERS ASSOCIATION**

By: Montage Community Services, Managing Agent

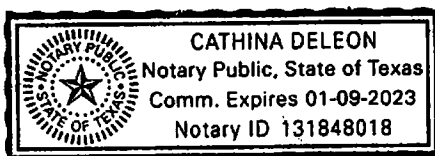


Sussan Summers

*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.

THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this 20 day of December 2022 personally appeared Sussan Summers of Montage Community Services, Managing Agent for Lakes of Williams Ranch Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas