

FAIRWATER RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE - MONTGOMERY COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **FAIRWATER RESIDENTIAL COMMUNITY, INC.**, certifies as to the following:

1. The name of the subdivision is:

FAIRWATER

2. The name of the association is:

FAIRWATER RESIDENTIAL COMMUNITY, INC.

3. The recording data for the subdivision (plat) is:

Fairwater Master Covenant (Residential)

Doc. 2019120765

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Development Area Declaration (Residential FR)

Doc. 2019120849

Community Manual

Doc. 2019120850

Notice of Applicability [Sec. 1, Sec. 2, Sec. 3]

Doc. 2019120915

Notice of Applicability [Sec. 4, Sec. 5]

Doc. 2020100473

Community Enhancement Covenant

Doc. 2021017465

Notice of Applicability of Community Enhancement Covenant

Doc. 2021017666

Notice of Applicability [Sec. 6, Sec. 7]

Doc. 2021098547

Development Area Declaration (Residential FR)

Doc. 2022063275

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

Amended and Restated Design Guidelines

Doc. 2020026940

First Amendment to Amended and Restated Design Guidelines

Doc. 2020071535

First Amendment to Development Area Declaration

Doc. 2021003131

Amended and Restated

Adoption of Working Capital Assessment

Doc. 2021045097

Second Amendment to Amended and Restated Design Guidelines

Doc. 2021059323

First Supplement to Community Manual

Doc. 2021132688

Amended and Restated Master Covenant

Doc. 2022061484

6. The mailing address for the association is as follows:

FAIRWATER RESIDENTIAL COMMUNITY, INC.

c/o Vision Communities Management Incorporated
5757 Alpha Road, Ste. 680
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management Incorporated
5757 Alpha Road, Ste. 680
Dallas, Texas 75240
Phone: (972) 612-2302
Email: info@vcmtexas.com

8. The website address on which the association's dedicatory instruments are available:

<https://fairwatercommunity.nabrnetwork.com>

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate	\$340.00
Statement of Account	\$50.00
Refinance Certificate	\$50.00
Transfer Fee to management company	\$175.00
Working Capital Assessment	\$500.00
Community Enhancement Fee	Transfer Price (as defined in the Community Enhancement Covenant) multiplied by one fourth of one percent (0.25%)

EXECUTED as of 12/26, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

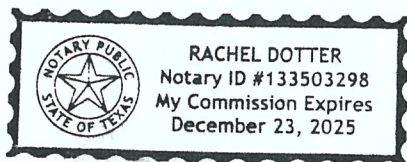
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26th day of December, 2022, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter
Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management Incorporated
5757 Alpha Road, Suite 680
Dallas, TX 75240