



**THE COMMONS AT PARKWAY CROSSING RESIDENTIAL ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE – FORT BEND COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **The Commons at Parkway Crossing Residential Association, Inc.**, certifies as to the following:

1. The name of the subdivision is:

**THE COMMONS AT PARKWAY CROSSING**

2. The name of the association is:

**The Commons at Parkway Crossing Residential Association, Inc.**

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

**Parkway Crossing, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under Instrument No. 20250146 of the property records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any (Plat Attachment, Instrument No. 2025062576).**

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

**Declaration of Covenants, Conditions, and Restrictions for The Commons at Parkway Crossing, filed as Instrument No. 2025092138 of the property records of Fort Bend County, Texas.**

**Notice of Election to Reduce Levy of Assessments, filed as Instrument No. 2025092859 of the property records of Fort Bend County, Texas.**

**Community Manual for The Commons at Parkway Crossing, filed as Instrument No. 2025092449 of the property records of Fort Bend County, Texas.**

**The Commons at Parkway Crossing Adoption of Working Capital Assessment, filed as Instrument No. 2025092440 of the property records of Fort Bend County, Texas.**

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

**N/A**

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

**THE COMMONS AT PARKWAY CROSSING HOMEOWNERS**

**ASSOCIATION**

c/o Vision Communities Management II, LLC  
6111 W Plano Pkwy, Suite 1000  
Plano, TX 75093

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 II, LLC**  
**6111 W Plano Pkwy, Suite 1000**  
**Plano, TX 75093**  
**Phone: (972) 612-2302**  
**Email: info@vcmtexas.com**

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

www.vcmtexas.com and follow the "Find My Community" link

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: | \$250.00                     |
| Covenant Compliance Inspection Fee: | \$250.00                     |
| Working Capital Assessment:         | ½ annual Regular Assessments |

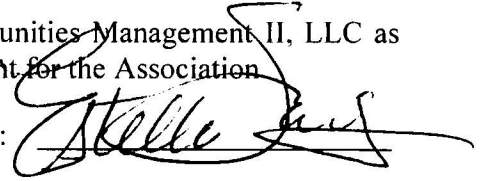
This Management Certificate amends and replaces all previously filed management certificates, including those management certificates in the County real property records.

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 as of 9/15, 2025.

Vision Communities Management II, LLC as  
managing agent for the Association

By (signature):



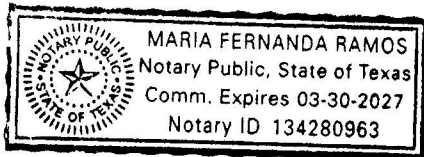
Name (printed): Estella Sanchez

Title: Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 15 day of September 2025, by Estella Sanchez (name), the Transition Coordinator (title) authorized agent for Vision Communities Management II, LLC.



Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management II, LLC**  
**6111 W Plano Pkwy, Suite 1000**  
**Plano, TX 75093**