



**MANAGEMENT CERTIFICATE
OF
FULSHEAR JUNCTION HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Fulshear Junction Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Fulshear Junction.
2. The name of the Association: Fulshear Junction Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Fort Bend County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Fulshear Junction recorded under Document No. 2025063380, Official Public Records of Fort Bend County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Fulshear Junction Homeowners Association, Inc., c/o Community Solutions, P.O. Box 5191, Katy, Texas 77491.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Fulshear Junction Homeowners Association, Inc.
c/o Community Solutions
Mailing Address: P.O. Box 5191, Katy, Texas 77491
Attn: Rachel Schmutz
Telephone Number: (713) 429-5440
Email Address: rschmutz@csutx.com

7. Website to access the Association's dedicatory instruments: www.csutx.com
8. Amount and description of fees related to property transfer in the subdivision:

Working Capital Assessment – 50% of annual assessment

Transfer Fee - \$250.00

Resale Certificate Fee - \$250.00

Refinance Fee - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

**FULSHEAR JUNCTION HOMEOWNERS ASSOCIATION,
INC.,**

a Texas non-profit corporation

By: _____

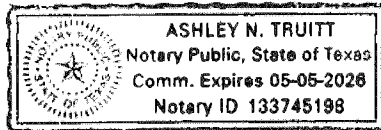
Name: Carlos Vieira

Title: Board President

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on 23rd day of June, 2025, by Carlos Vieira, the Board President of Fulshear Junction Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Ashley N. Truitt
Notary Public Signature

AFTER RECORDING RETURN TO:

Mark Grobmyer, Esq.
Winstead, PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: mgrobmyer@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Fulshear Junction, recorded under Document No. 2025063380, Official Public Records of Fort Bend County, Texas.
2. Fulshear Junction Community Manual, recorded under Document No. 2025063431, Official Public Records of Fort Bend County, Texas.
3. Fulshear Junction Adoption of Working Capital Assessment recorded under Document No. 2025063418, Official Public Records of Fort Bend County, Texas.
4. Fulshear Junction Modification Design Guidelines recorded under Document No. 2025063423, Official Public Records of Fort Bend County, Texas.