

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FAIRFIELD CENTRAL NEIGHBORHOOD ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

FAIRFIELD CENTRAL NEIGHBORHOOD 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 Fairfield Village West, also known as Bradford Creek, Garden Grove, and Chappell Ridge.
- (2) The name of the association is Fairfield Central Neighborhood Association, Inc.
- (3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:
  - a. Fairfield Village West, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 435132 of the Map Records of Harris County, Texas;
  - b. Fairfield Village West, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded In Film Code No. 440050 of the Map Records of Harris County, Texas;
  - c. Fairfield Village West, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded In Film Code No. 440054 of the Map Records of Harris County, Texas;
  - d. Fairfield Village West, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 487135 of the Map Records of Harris County, Texas;
  - e. Fairfield Village West. Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 487139 of the Map Records of Harris County, Texas;
  - f. Fairfield Village West, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 508066 of the Map Records of Harris County, Texas;

- g. Fairfield Village West, Section Eleven (11), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 508070 of the Map Records of Harris County, Texas;
- h. Fairfield Village West, Section Thirteen (13), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 525040 of the Map Records of Harris County, Texas;
- i. Fairfield Village West, Section Fourteen (14), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 529069 of the Map Records of Harris County, Texas;
- j. Fairfield Village West, Section Fifteen (15), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 533245 of the Map Records of Harris County, Texas;
- k. Fairfield Garden Grove, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 339, Page 127, of the Map Records of Harris County, Texas;
- l. Fairfield Garden Grove, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 344, Page 85, of the Map Records of Harris County, Texas;
- m. Fairfield Garden Grove, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 350123 of the Map Records of Harris County, Texas;
- n. Fairfield Garden Grove, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 354128 of the Map Records of Harris County, Texas;
- o. Fairfield Chappell Ridge, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 339, Page 129, of the Map Records of Harris County, Texas;
- p. Fairfield Chappell Ridge, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 343, Page 3, of the Map Records of Harris County, Texas;
- q. Fairfield Chappell Ridge, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 345, Page 145, of the Map Records of Harris County, Texas;

- r. Fairfield Chappell Ridge, Section Four (4), a subdivision In Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 351024 of the Map Records of Harris County, Texas.

(4) The recording data for the declaration and any amendments to the declaration is recorded in the Real Property Records of Harris County, Texas, as follow:

- a. Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. U371347;
- b. Annexation of Fairfield Village West, Section Four (4), to Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. U690097;
- c. Annexation of Fairfield Village West, Section Six (6), to Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. V362825;
- d. Annexation of Fairfield Village West, Section Seven (7), to Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. V362826;
- e. Annexation of Fairfield Village West, Section Ten (10), to Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. V764246;
- f. Annexation of Fairfield Village West, Section Eleven (11), to Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. W303040;
- g. Annexation of Fairfield Village West, Section Thirteen (13), to Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. W868626;
- h. Annexation of Fairfield Village West, Section Fourteen (14), to Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. W868627;
- i. Annexation of Fairfield Village West, Section Fifteen (15), to Declaration of Covenants, Conditions and Restrictions for Bradford Creek, under Clerk's File No. W868628;
- j. Declaration of Covenants, Conditions and Restrictions for Fairfield Garden Grove, Section One (1), under Clerk's File No. L619438;
- k. Annexation to Declaration for Fairfield Garden Grove, Section Two (2), under Clerk's File No. M469412;

- l. Annexation to Declaration for Fairfield Garden Grove, Section Three (3), under Clerk's File No. N597179;
- m. Correction Annexation to Declaration for Fairfield Garden Grove, Section Four (4), under Clerk's File No. P315453;
- n. Declaration of Covenants, Conditions and Restrictions for Fairfield Chappell Ridge, Section One (1), under Clerk's File No. L619439;
- o. Annexation to Declaration for Fairfield Chappell Ridge, Section Two (2), under Clerk's File No. H127857;
- p. Annexation to Declaration for Fairfield Chappell Ridge, Section Three (3), under Clerk's File No. M797539;
- q. Annexation to Declaration for Fairfield Chappell Ridge, Section Four (4), under Clerk's File No. N597180.

(5) The name and mailing address of the Association is:

Fairfield Central Neighborhood Association, Inc.,  
c/o FirstService Residential Houston  
2925 Briar Park, Suite 700  
Houston, Texas 77042

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

- a. FirstService Residential Houston;
- b. 2925 Briar Park, Suite 700, Houston, Texas 77042;
- c. 1-877-253-9689;
- d. [Houston@fsresidential.com](mailto:Houston@fsresidential.com).

(7) The Association's website address is: [https:// fairfieldcentral.connectresident.com/](https://fairfieldcentral.connectresident.com/)

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

- a. Transfer Fee: \$340.00;
- b. Resale Certificate Fee: \$375.00;
- c. Resale Certificate Update: \$75.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50.

(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.

(10) The Subdivisions listed herein are also subject to the jurisdiction of Fairfield Village Community Association, Inc., please review the management certificate for Fairfield Village Community Association, Inc. for a transfer in the Subdivisions.

SIGNED THIS 23 DAY OF October, 2024.

By: Joni Pursley, Managing Agent for Fairfield Central Neighborhood Association, Inc., on behalf of FirstService Residential Houston.

Joni Pursley  
Print Name

STATE OF TEXAS §

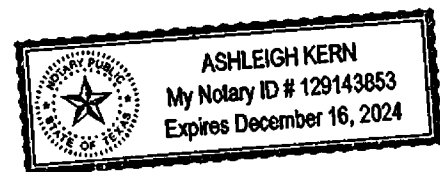
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential Houston, Managing Agent for Fairfield Central Neighborhood 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 23 day of October, 2024.

Ashleigh Kern  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MAIA BARTEE  
Assistant General Counsel  
FirstService Residential  
14951 Dallas Pkwy Suite 600 Dallas, TX 75254



RP-2024-400118  
# Pages 6  
10/29/2024 08:46 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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