



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the President of **FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION** (hereinafter the "Association"), a non-profit corporation 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 the Subdivision.**

The name of the Subdivision is Fairway Vistas at Greatwood.

2. **Name of the Association.**

The name of the Association is Fairway Vistas at Greatwood Townhome Association.

3. **Recording Data for the Subdivision.**

The recording data for the subdivision is described as follows:

The plat of Greatwood Tract C-8 filed of record under Clerk's File No. **200035067**, Official Public Records of Fort Bend County, Texas, and recorded on **Slide Nos. 1980A and 1980B**, in the Map Records of Fort Bend County, Texas, as amended by that Amending Plat of Greatwood Tract C-8 filed of record under Clerk's File No. **2000061729**, Official Public Records of Fort Bend County; Texas, and recorded on **Slide No. 2020B**, in the Map Records of Fort Bend County, Texas, which plat and amending plat are incorporated herein by reference.

4. **Recording Data for the Declaration(s).**

The recording data for the declarations is as follows:

Whereas, the Declaration of Covenants, Conditions, Restrictions and Easements for Fairway Vistas at Greatwood Townhome Association are recorded under **Clerk's File No. 2000100179** in the Official Public Records of Real Property of Fort Bend County, Texas.

Whereas, certain covenants, restrictions, easements, charges and liens have been imposed on the property in Fairway Vistas of Greatwood as set forth in the Declaration of Protective Covenants for Greatwood recorded in Volume 2147, Page 377, as amended by Supplemental Declaration of Amendments to Declaration of Protective Covenants for Greatwood and First Amendment to By-Laws of Greatwood Community Association, Inc., being recorded respectively under **Clerk's File Nos. 8940912 and 1999048154**, all recording references being

to the Official Public Records of Real Property of Fort Bend County, Texas, together with all other documentation relative to the Greatwood Community Association, Inc. such as its Articles of Incorporation, Bylaws, Rules and Regulations, and Design Guidelines (the "Prior Restrictions"); and

WHEREAS, the property in Fairway Vistas of Greatwood has been annexed thereto by Supplemental Declaration of Protective Covenants for Greatwood filed for record under **Clerk's File No. 2000050896** in the Official Public Records of Real Property of Fort Bend County, Texas.

5. **Association Information:**

The contact information for the association is as follows:

Fairway Vistas at Greatwood Townhome Association
c/o Houston Community Management Services
17049 El Camino Real, Suite 100
Houston, Texas 77058
Telephone number (832) 864-1200
Facsimile number (281) 218-6973
Direct number (281) 545-1134

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Houston Community Management Services
c/o Erica Parks Coleman
17049 El Camino Real, Suite 100
Houston, Texas 77058
Telephone number (832) 864-1200
Direct number (281) 545-1134
Facsimile number (281) 218-6973
Email address: EColeman@houcomm.com

7. **Fees Related to Property Transfer::**

Resale Certificate: \$140.00-275.00
Transfer Fee: \$220.00
Cash reserve account in an amount equal to two times the monthly General Assessment for the Lot being purchased.

8. **Association Website:**

<https://www.mygreatwood.com/>

9. **Other Optional Information:**

Management Company Website:
<https://associaonline.com>

Executed this the 12th day of APRIL, 2023.

**FAIRWAY VISTAS AT GREATWOOD
TOWNHOME ASSOCIATION**

By: [Signature]
Signature (President)

Chris Agner
Print Name (President)

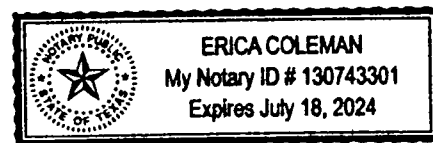
THE STATE OF TEXAS

§
§
§

COUNTY OF Fort Bend

BEFORE ME, the undersigned notary public, on this the 12th day of APRIL, 2023, personally appeared Chris Agner, President of **FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and

performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.