



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**FULSHEAR CREEK CROSSING HOMEOWNERS ASSOCIATION, INC. DBA  
FULBROOK ON FULSHEAR CREEK ASSOCIATION**

---

THE STATE OF TEXAS       §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the Managing Agent for Fulshear Creek Crossing Homeowners Association, Inc. dba Fulbrook on Fulshear Creek Association, a non-profit corporation ("**Association**") 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 Subdivision: The name of the subdivision is Fulshear Creek Crossing commonly referred to as Fulbrook on Fulshear Creek.
2. Name of Association: The name of the Association is Fulshear Creek Crossing Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Fulshear Creek Crossing, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20080065 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Fulshear Creek Crossing, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20080066 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Fulbrook on Fulshear Creek, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20140072 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Fulbrook on Fulshear Creek, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20140164 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Fulbrook on Fulshear Creek, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190106 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Fulbrook on Fulshear Creek, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210071 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Fulbrook on Fulshear Creek, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170041 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Fulbrook on Fulshear Creek, Section Nine (9), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200257 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Fulbrook on Fulshear Creek, Section Ten (10), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200256 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Fulbrook on Fulshear Creek, Section Fourteen (14), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190177 and partially replatted under Plat File No. 20190241 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Fulbrook on Fulshear Creek, Section Fifteen (15), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210095 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Fulbrook on Fulshear Creek, Section Sixteen (16), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20210094 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\* Please see the attached chart.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Fulshear Creek Crossing Homeowners Association, Inc. dba Fulbrook on Fulshear Creek Association c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: LEAD Conveyance Department. Address: 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069. Phone No.: 281.857.6027. Email Address: info@lead-inc.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.fulbrookonfulshearcreek.org](http://www.fulbrookonfulshearcreek.org).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

| Description               | Fee   |
|---------------------------|---|
| Resale Certificate Fee    | \$ 375.00   |
| Resale Certificate Update | \$ 75.00  |
| Refinance Fee             | \$ 100.00   |
| Transfer Fee              | \$ 175.00   |
| Builder Pay Off Quote     | \$ 265.00   |
| Capitalization Fee        | Capitalization Fee is a one-time payment (as described in detail in the Declaration) equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2021 is \$1,200.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association. |

Executed on this 31 day of August, 2021.

**FULSHEAR CREEK CROSSING HOMEOWNERS ASSOCIATION, INC. DBA FULBROOK ON FULSHEAR CREEK ASSOCIATION**

By: LEAD Association Management, Inc.,  
Managing Agent

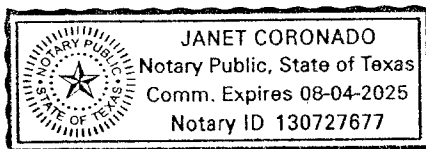
By: Lynn Byrne

Printed: Lynn Byrne

Its: \_\_\_\_\_

\*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.

THE STATE OF TEXAS     §  
  §  
COUNTY OF Harris     §



BEFORE ME, the undersigned notary public, on this 31<sup>st</sup> day of August 2021 personally appeared Lynn Byrne, Agent of LEAD Association Management, Inc., Managing Agent for Fulshear Creek Crossing Homeowners Association, Inc. dba Fulbrook on Fulshear Creek Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Janet Coronado  
Notary Public in and for the State of Texas

## RECORDING DATA FOR THE DECLARATION

| Document  | Fort Bend County Clerk's File No. |
|---|-----------------------------------|
| Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing   | 2008054643                        |
| Amendment to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing  | 2009080566                        |
| Amendment to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing commonly referred to as Fulbrook on Fulshear Creek | 2020185797                        |
| Clarification to the Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing  | 2013059507                        |
| Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing, Section One (1)                                       | 2008065868                        |
| Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Creek Crossing, Section Two (2)                                       | 2008065869                        |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Three   | 2014062642                        |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Four  | 2014090029                        |
| Amendment to the Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Four   | 2014131239                        |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Five  | 2019114683                        |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Six   | 2021085266                        |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Eight   | 2018004492                        |

|  |            |
|--|------------|
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Nine     | 2021044014 |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Ten      | 2021044015 |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Fourteen | 2020017014 |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Fifteen  | 2021085275 |
| Supplemental Declaration and Annexation of Fulbrook on Fulshear Creek Section Sixteen  | 2021085276 |