



TOWNS OF GRANTS LAKE ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Towns of Grants Lake Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Towns of Grants Lake.

Name of the Association: Towns of Grants Lake Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records of Fort Bend County, Texas, as follows;

- (a) Towns of Grants Lake, recorded under Slide No. 598A and 598B, along with any supplements or replats thereof;
- (b) Towns of Grants Lake, Section One, recorded in Volume 28, Page 10, along with any supplements or replats thereof;
- (c) Grants Lake, Section Two, recorded under Slide No. 694B and 695A, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Fort Bend County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Towns of Grants Lake, under Fort Bend County Clerk's Instrument No. 59723, along with any amendments or supplements thereto;
- (b) Supplemental Declaration Number One of Covenants, Conditions and Restrictions for Towns of Grants Lake, under Fort Bend County Clerk's Instrument No. 84057496;
- (c) Supplemental Declaration Number Two of Covenants, Conditions and Restrictions for Towns of Grants Lake, under Fort Bend County Clerk's Instrument No. 8608975;
- (d) Amendment Number One to Declaration Covenants, Conditions and Restrictions for Towns of Grants Lake, under Fort Bend County Clerk's Instrument No. 8607751;
- (e) Supplement to Amendment Number One and Declaration Covenants, Conditions and Restrictions for Towns of Grants Lake, under Fort Bend County Clerk's Instrument No. 9028077;
- (f) Amendment Number Three to Declaration Covenants, Conditions and Restrictions for Towns of Grants Lake, under Fort Bend County Clerk's Instrument No. 8667215;
- (g) Amendment to Declaration Covenants, Conditions and Restrictions for Towns of Grants Lake, under Fort Bend County Clerk's Instrument No. 9015657;
- (h) Amendment to Declaration Covenants, Conditions and Restrictions for Towns of Grants Lake, under Fort Bend County Clerk's Instrument No. 9133166;
- (i) Declaration of Covenants, Conditions and Restrictions for Towns of Grants Lake, Section II, Phase III, under Fort Bend County Clerk's Instrument No. 9028078, along with any amendments or supplements thereto;
- (j) Towns of Grants Lake Annexation of Section II, Phase III, under Clerk's Instrument No. 9057253;
- (k) Board Policy Resolution Towns of Grants Lake Association, Inc., under Clerk's Instrument No. 9539113;
- (l) Corporate Resolution Designating Responsibility for Maintenance of Unit Doors, under Clerk's Instrument No. 2006114785;

- (m) Towns of Grants Lake HOA Resolution Regarding Covenants Compliance Inspection, under Clerk's Instrument No. 2007124307;
- (n) Towns of Grants Lake Association, Inc. Resolution Establishing Regulations for Parking and Towing of Vehicles, under Clerk's Instrument No. 2010071665;
- (o) Articles of Incorporation of Towns of Grants Lake Association, Inc., recorded under Clerk's Instrument No. 2011112970;
- (p) Towns of Grants Lake Association, Inc. Books and Records Production Policy, under Clerk's Instrument No. 2013012566;
- (q) Towns of Grants Lake Association, Inc. Records Retention Policy, under Clerk's Instrument No. 2013012567;
- (r) Towns of Grants Lake Association, Inc. Payment Plan Policy, under Clerk's Instrument No. 2013012568;
- (s) Towns of Grants Lake Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's Instrument No. 2013012569;
- (t) Amendment to the By-Laws of Towns of Grants Lake Association, Inc., under Clerk's Instrument No. 2013030847;
- (u) Towns of Grants Lake Association, Inc. Board Resolution Regarding Approval of Foreclosure Actions and Enforcement Actions, under Clerk's Instrument No. 2016014360;
- (v) Towns of Grants Lake Homeowners Association, Inc. Satellite Dish Guidelines, under Clerk's Instrument No. 2016049010;
- (w) Towns of Grants Lake Homeowners Association, Inc. Deed Restriction Fines, under Clerk's Instrument No. 2016049011;
- (x) Towns of Grants Lake Homeowners Association, Inc. Parking Rules and Regulations, under Clerk's Instrument No. 2016049012;
- (y) Towns of Grants Lake Homeowners Association, Inc. Architectural Control Rules Governing Patio Areas, under Clerk's Instrument No. 2016049013;
- (z) Amendment to the By-Laws of Towns of Grants Lake Association, Inc., under Clerk's Instrument No. 2021113284;
- (aa) Towns of Grants Lake Association, Inc. 2021 Legislative Policies in Compliance with Texas Property Code, under Clerk's Instrument No. 2021133394.

Name and Mailing Address for Association

Towns of Grants Lake Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.townsofgrantslake.previews.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

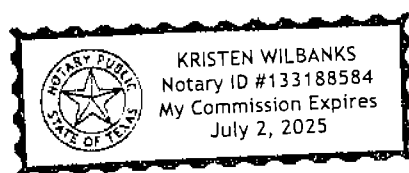
Executed on this the 7th day of January, 2022

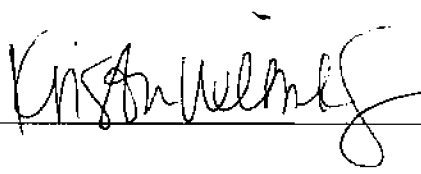
Towns of Grants Lake Association, Inc., acting by and through its
managing agent, Principal Management Group of Houston


Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Towns of Grants Lake Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.




Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041