



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
ARCADIA RESIDENTIAL ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Arcadia Residential Association, Inc., 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 Arcadia.
2. Name of Association: The name of the Association is Arcadia Residential Association, Inc.
3. Recording Data for the Subdivision:
 - a. Arcadia, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230035 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:*
 - a. Documents:
 - (1) First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Arcadia.
 - b. Recording Information:
 - (1) Fort Bend County Clerk's File No. 2023097422.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Arcadia Residential Association, Inc. c/o Lone Star Regional Management, 3200 Wilcrest Drive, Suite 170-4, Houston, Texas 77042.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Amanda Huot c/o Lone Star Regional Management. Address: 3200 Wilcrest Drive, Suite 170-4, Houston, Texas 77042. Phone No.: 713.496.1315. Email Address: management@lonestarregional.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.lonestarregional.com.
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	\$ 350.00
Rush Fee	\$ 150.00
Payoff Request Fee	\$ 175.00
Deed Restriction Violation Inspection Fee	\$ 250.00
Capitalization Fee [Declaration Article XIV, Section D]	Each person or entity acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2025 is \$755.00. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 16 day of July, 2025.

ARCADIA RESIDENTIAL ASSOCIATION, INC.

By: Lone Star Regional Management, Managing Agent

By: 

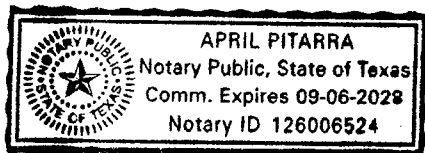
Printed: Amanda Huot

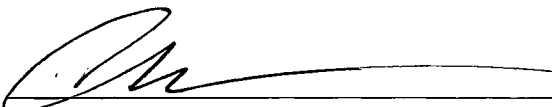
Its: President

*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 16 day of July, 2025 personally appeared Amanda Huot, President for Lone Star Regional Management, Managing Agent for Arcadia Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.




 Notary Public in and for the State of Texas