



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
TEJAS TRAILS HOME OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Tejas Trails Home Owners 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 Tejas Trails.
2. Name of Association: The name of the Association is Tejas Trails Home Owners Association.
3. Recording Data for the Subdivision:
 - a. Tejas Trails, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 20190294 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 Tejas Trails.
 - b. Recording Information:
 - (1) Fort Bend County Clerk's File No. 2021019138.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Tejas Trails Home Owners Association c/o Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Montage Community Services. Address: 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479. Phone No.: 281.232.7659. Email Address: info@montagecs.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.tejastrails.frontsteps.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Montage Transfer Fee (includes Resale Certificate)	\$ 225.00
Refinance Fee	\$ 75.00
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 2024 is \$750.00. The Capitalization Fee shall be payable to the Association at the closing of the transfer of title to a Lot. Some exemptions apply. For future years, the Capitalization Fee must be confirmed with the Association.

Executed on this 4 day of March, 2024.

TEJAS TRAILS HOME OWNERS ASSOCIATION

By: Montage Community Services, Managing Agent

By: Maria Canuto

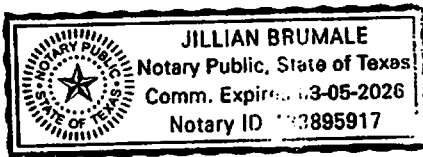
Printed: Maria Canuto

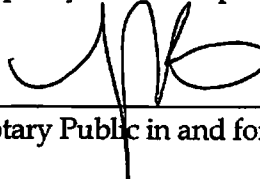
Its: _____

*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 Fort Bend §

BEFORE ME, the undersigned notary public, on this 4 day of MAY, 2024 personally appeared MARIA CANUTO, MANAGER for Montage Community Services, Managing Agent for Tejas Trails Home Owners Association, 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