



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

**WESTLAKE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

WESTLAKE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Monterrey at Willowbend;
- (2) the name of the Association is Westlake Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:

- (a) Monterrey at Willowbend, Section One, under Plat No. 20130056;
- (b) Monterrey at Willowbend, Section Two, under Plat No. 20130140;
- (c) Monterrey at Willowbend, Section Three, under Plat No. 20140057;
- (d) Monterrey at Willowbend, Section Four, under Plat No. 20140059;

- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Westlake, under Clerk's File No. 20131426137;

- (5) the name and mailing address of the Association is:

- (a) Westlake Homeowners Association, Inc., c/o FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;

- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;
- (b) (877) 253-9689;
- (c) [houston@fsresidential.com](mailto:houston@fsresidential.com),

(7) The Association's website address is <https://www.fsresidential.com/connect/residents/>;

(8) The following fees are charged by the Association relating to a property transfer in the Condominium:

- (a) Resale Certificate Fee - \$375.00;
- (b) Update Resale Certificate Fee - \$75.00;
- (c) Transfer Fee - \$295.00;
- (d) Refinance Fee - \$100.00;
- (e) Welcome Packet Fee - \$26.50;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Condominium or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 27 DAY OF January, 2023.

By: Joni Pursley, on behalf of  
FirstService Residential Houston, Managing Agent for  
Westlake Homeowners Association, Inc.

Joni Pursley  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

Joni Pursley, BEFORE ME, the undersigned authority, on this day personally appeared Joni Pursley, of FirstService Residential Houston, Managing Agent for Westlake Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 27 day of January, 2023.

Ashleigh Kern  
Notary Public, State of Texas

**E-RECORDED BY:**  
HOLTTOLLETT, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024

