## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE COLONY CROSSING HOMEOWNERS ASSOCIATION, INC.

**STATE OF TEXAS** 

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**COUNTIES OF FORT BEND AND HARRIS** 

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COLONY CROSSING 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 subdivisions under this Association's jurisdiction are Village of Sanders Ridge; Fondren Grove 1-A; Village of Talbots Mill, Section One and Section Two; and Village of Sawyers Crossing;
- (2) The name of the association is Colony Crossing Homeowners Association, Inc.
- (3) The subdivision is recorded in the Real Property Records of Fort Bend County, Texas and Harris County, Texas, as follows:

Name of Subdivision	Harris County Clerk's File No.	Fort Bend County Clerk's File No.
Fondren Grove 1-A	K101319	8613293
Village of Sanders Ridge	S229147	
Village of Talbots Mill Section One	P277810	
Village of Talbots Mill Section Two		9363918
Village of Sawyers Crossing	P997448	

(4) The recording data for the declaration and any amendments to the declaration is as follows:

Document	Harris County Clerk's File No.	Fort Bend County Clerk's File No.
Declaration of covenants, conditions and Restrictions for Fondren Grove 1-A	K622103	9227825
Declaration of Covnenants, Conditions and Restrictions for Village of Sanders Ridge	S539314	
Amendment to Declaration for Village of Sanders Ridge	S547364	

Declaration of Covenants, Conditions and	P361758	9350425	
Restrictions of Talbots Mill			
Declaration of Covenants, Conditions and	P815464	9429567	
Restrictions of Talbots Mill, Section Two			
First Amendment to Declaration of Covenants,	R046655		
Conditions and Restrictions of Talbots Mill,	,		
Section Two			
Declaration of Covenants, Conditions and	R505202		
Restrictions for Village of Sawyers Crossing			

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

Colony Crossing Homeowners Association, Inc.., c/o MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) Chris Nochez, MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;
  - (b) (713) 776-1771(O);
  - (c) cnochez@mascapi.com;
- (7) The Association's website address is:
  - a. www.mascapi.com
  - b. www.colonycrossing.sites.townsq.io
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
  - (a) Resale Certificate Fee \$375.00;
  - (b) Statement of Account Fee \$150.00;
  - (c) HOA Quote Fee \$150.00;
  - (d) Refinance Fee \$75.00;

- (e) Transfer Fee \$250.00;
- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS TO DAY OF	Movember, 2021.
6. N	

By: Managing Agent, on behalf of MASC Austin Properties, Inc., Managing Agent for Colony Crossing Homeowners Association, Inc.

Shirtey Austin, Managing Agent.

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this

, of MASC Austin Properties, Inc., Managing Agent for Colony Crossing 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 \tag{4} day of \tag{6}

Texas

personally

day

LINCKI SEARS ID# 11801071 Expires November 18, 2021 RP-2021-665365
# Pages 4
11/18/2021 01:47 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.

OF HARRIS COUNTY, IN

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