



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
OWNERS ASSOCIATION OF YOUNG RANCH**

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THE STATE OF TEXAS                   §  
   §  
COUNTY OF FT. BEND/ WALLER       §

The undersigned, being the Manager of Owners Association of Young Ranch, a non-profit corporation 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 Owners Association of Young Ranch:

1. Name of Subdivision: Young Ranch.
2. Name of Association: Owners Association of Young Ranch.
3. Recording Data for the Subdivision:
  - a) Young Ranch, Section One (1), a subdivision in Fort Bend and Waller Counties, Texas, according to the map or plat thereof recorded under Film Code No. 20150311 of the Plat Records of Fort Bend County, Texas and recorded in Volume 2015, Page 8438 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - b) Young Ranch, Section Two (2), a subdivision in Fort Bend and Waller Counties, Texas, according to the map or plat thereof recorded under Film Code No. 20160014 of the Plat Records of Fort Bend County, Texas and recorded in Volume 2016, Page 274 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - c) Young Ranch, Section Three (3), a subdivision in Fort Bend and Waller Counties, Texas according to the map or plat thereof recorded under Film Code No. 20160015 of the Plat Records of Fort Bend County, Texas and recorded in Volume 2016, Page 273 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
  - d) Young Ranch, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20160017 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - e) Young Ranch, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20160016 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - f) Young Ranch, Section Eleven (11), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 2018060605 of the

Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- g) Young Ranch, Section Nine (9), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20180162 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h) Young Ranch, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20180227 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i) Young Ranch, Section Twelve (12), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20190103 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j) Young Ranch, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20190104 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k) Young Ranch, Section Ten (10), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20200210 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l) Young Ranch, Section Seven (7), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Film Code No. 20200209 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) Declaration of Covenants, Conditions, and Restrictions for Owners Association of Young recorded under County Clerk's File No. 2016002789 in the Official Public Records of Fort Bend County, Texas and under County Clerk's File No. 1600214 in the Official Public Records of Waller County, Texas.
- b) Supplemental Declaration of Covenants, Conditions and Restrictions for Young Ranch (Annexation Sections 2, 3, 4 and 5 and Street Dedication No. 1) recorded under County Clerk's File No. 2016060648 in the Official Public Records of Fort Bend County, Texas and under County Clerk's File No. 1603991 in the Official Public Records of Waller County, Texas.
- c) Young Ranch Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment) recorded under County Clerk's File No. 2017122808 in the Official Public Records of Fort Bend County, Texas and under County Clerk's File No. 1708388 in the Official Public Records of Waller County, Texas.
- d) Supplemental Declaration of Covenants, Conditions and Restrictions for Young Ranch (Annexation Sections 9 and 11, West Firestone Road Street Dedication Section 1 and Kingsland Boulevard Street Dedication Section 2) recorded under County Clerk's File No. 1807601 in the Official Public Records of Waller County, Texas.

- e) Supplemental Declaration of Covenants, Conditions and Restrictions for Young Ranch (Annexation Sections 6, 8 and 12) recorded under County Clerk's File No. 2019056922 in the Official Public Records of Fort Bend County, Texas.
- 5. Name and Mailing Address of the Association is: Owners Association of Young Ranch, 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
- 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Owners Association of Young Ranch, c/o FirstService Residential Houston, 1330 Enclave Pkwy, Suite 425, Houston TX 77077.
- 7. Telephone Number to Contact the Association is: 1-877-253-9689.
- 8. Email Address to Contact the Association: houston@fsresidential.com
- 9. The Association's website may be found at: <https://youngranch.connectresident.com/>
- 10. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Certificate: \$375.00 or amount not to exceed the maximum allowable rate.
  - b. Resale Certificate Update Fee: \$75.00.
  - c. Welcome Packet Fee: \$26.50.
  - d. Transfer Fee: \$275.00.
  - e. Refinance Fee: \$100.00.
  - f. Capitalization Fee: 50% of the Annual Assessment

Executed on this the 28 day of February, 2022.

OWNERS ASSOCIATION OF YOUNG RANCH

By:   
Natasha Brown, Manager and Agent

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this the 28 day of February \_\_\_\_\_ 2022 personally appeared Natasha Brown, Manager and Agent of Owners Association of Young Ranch, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



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Notary Public in and for the State of Texas

RECORDED BY:

**BSG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

