



DEDICATORY INSTRUMENTS
OF
NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION, INC.

BEFORE ME, the undersigned authority, on this day personally appeared the below named person, who, being by me first duly sworn, states the following:

My name is Todd Kelly. I am over 21 years of age and of sound mind. I am capable of making, and authorized to make, this affidavit. I am personally acquainted with the facts herein stated. I am the General Manager of the following (herein the "Association"): **New Territory Residential Community Association, Inc.** Pursuant to the Texas Property Code, Section 202.006, the following documents are the originals, or true and correct copies of the originals, of governing instruments of the Association:

For New Territory Residential Community Association of Fort Bend County

1. Relating to Management Certificate

DATED this the 31 day of July, 2025

NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION, INC.

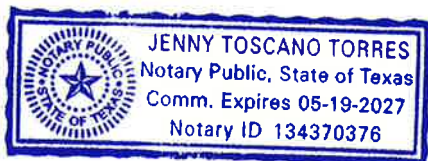
By: 

Title: General Manager

Print Name: Todd Kelly

THE STATE OF TEXAS
COUNTY OF Fort Bend

THIS affidavit was **acknowledged** before me on the 31 day of July, 2025 by Todd Kelly who stated that he/she is the General Manager for the above-named Association.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
NTRCA

Attn: Jenny Toscano - RAC
6101 Homeward Way
Sugar Land, Texas 77479

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
FOR NEW TERRITORY RESIDENTIAL COMMUNITY ASSOCIATION. INC.

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

The undersigned, being the General Manager and Agent for **New Territory Residential Community Association, Inc.** (hereinafter the "Association"), 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 the Association.

1. Name and Recording Data of the Subdivision(s):

Autumn Ridge - Slide No. 1218-B, Map Records of Fort Bend County, Texas.
Blakely Bend, Section One - Slide No. 1114-B, Map Records of Fort Bend County, Texas.
Blakely Bend, Section Two - Slide No. 1169-A, Map Records of Fort Bend County, Texas.
Brandons Pointe - Slide No. 1738-B, Map Records of Fort Bend County, Texas.
Cambridge Park - Slide No. 1813-B, Map Records of Fort Bend County, Texas.
Chapel Bend - Slide No. 1463-A, Map Records of Fort Bend County, Texas.
Cias Ridge - Slide No. 1507-B, Map Records of Fort Bend County, Texas.
Clayton's Bend, Section One – Slide No. 967-A, Map Records of Fort Bend County, Texas.
Clayton's Bend, Section Two - Slide No. 1102-A, Map Records of Fort Bend County, Texas.
Crescent Ridge - Slide No. 1497-A and 1497-B, Map Records of Fort Bend County, Texas.
Curran Place - Slide No. 1094-A, Map Records of Fort Bend County, Texas.
Easton Lakes - Slide No. 1592-B, 1584-A and 1584-B, Map Records of Fort Bend County, Texas.
Foster's Green - Slide No. 1213-A and 1213-B, Map Records of Fort Bend County, Texas.
Greystone Place - Slide No. 1582-A and 1582-B, Map Records of Fort Bend County, Texas.
Greystone Place, Phase 2 – Slide No. 1715-B, Map Records of Fort Bend County, Texas.
High Meadows, Section One - Slide No. 812-B, Map Records of Fort Bend County, Texas.
Lake Pointe - Slide No. 1169-B, Map Records of Fort Bend County, Texas.
Lakewind - Slide No. 1314-B, Map Records of Fort Bend County, Texas.
Lakewind, Phase 2 - Slide No. 1432-A and 1432-B, Map Records of Fort Bend County, Texas.
Laurel Crest - Slide No. 1416-A, Map Records of Fort Bend County, Texas.
Meadow Crest - Slide No. 1279-A and 1279-B, Map Records of Fort Bend County, Texas.
Meadowvale - Slide No. 1170-B, Map Records of Fort Bend County, Texas.
Morningside, Section One – Slide No. 1197-B, Map Records of Fort Bend County, Texas.
Pecan Park Estates - Slide No. 1518-A and 1518-B, Map Records of Fort Bend County, Texas.
Pecan Point - Slide No. 1498-A, Map Records of Fort Bend County, Texas.
Point Royale - Slide No. 1189-A and 1189-B, Map Records of Fort Bend County, Texas.
Preston Forest - Slide No. 1399-B and 1400-A, Map Records of Fort Bend County, Texas.
Remington Crest - Slide No. 1705-B, Map Records of Fort Bend County, Texas.
River Glen - Slide No. 1571-A and 1571-B, Map Records of Fort Bend County, Texas.
Robinson Landing, Section Two - Slide No. 1044-B, Map Records of Fort Bend County, Texas.
Sander's Ridge - Slide No. 1094-A, Map Records of Fort Bend County, Texas.

Spencer's Glen - Slide No. 1101-A, Map Records of Fort Bend County, Texas.
Spinnaker Cove - Slide No. 1505-A and 1505-B, Map Records of Fort Bend County, Texas.
Sterling Chase - Slide No. 1399-A, Map Records of Fort Bend County, Texas.
Sterling Heights - Slide No. 1266-B, Map Records of Fort Bend County, Texas.
Stone Creek - Slide No. 1495-B, Map Records of Fort Bend County, Texas.
Stonehaven - Slide No. 1346-B, Map Records of Fort Bend County, Texas.
Summerhill - Slide No. 1193-B, Map Records of Fort Bend County, Texas.
Sunset Cove - Slide No. 1342-B, Map Records of Fort Bend County, Texas.
Tessa Lakes - Slide No. 1266-A and 1266-B, Map Records of Fort Bend County, Texas.
Thompson's Landing - Slide No. 1371-A, Map Records of Fort Bend County, Texas.
Walker's Station, Section One - Slide No. 974-B, Map Records of Fort Bend County, Texas.
Walker's Station, Section Two - Slide No. 1068-B, Map Records of Fort Bend County, Texas.
Watermill - Slide No. 1583-A and 1583-B, Map Records of Fort Bend County, Texas.
Watermill, Phase 2 - Slide No. 1658-A and 1658-B, Map Records of Fort Bend County, Texas.
West Meadow - Slide No. 1814-A, Map Records of Fort Bend County, Texas.
Wilkin's Crossing - Slide No. 1103-B and 1104-A, Map Records of Fort Bend County, Texas.
Meadowvale - Slide No. 1170-B, Map Records of Fort Bend County, Texas.
Morningside, Section One – Slide No. 1197-B, Map Records of Fort Bend County, Texas.
Pecan Park Estates - Slide No. 1518-A and 1518-B, Map Records of Fort Bend County, Texas.
Pecan Point - Slide No. 1498-A, Map Records of Fort Bend County, Texas.
Point Royale - Slide No. 1189-A and 1189-B, Map Records of Fort Bend County, Texas.
Preston Forest - Slide No. 1399-B and 1400-A, Map Records of Fort Bend County, Texas.
Remington Crest – Slide No. 1705-B, Map Records of Fort Bend County, Texas.

2. Name of the Association:

New Territory Residential Community Association, Inc.

3. Recording Data for the Declarations and Amendments:

New Territory, Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 8551678;

New Territory, Amended and Restated Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9013748;

New Territory, First Amendment to Amended and Restated Declaration of Covenants, Conditions, recorded under Fort Bend County Clerk's File Number 9053899;

New Territory, Autumn Ridge Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9277937;

New Territory, Blakely Bend Section One Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9137216;

New Territory, Blakely Bend Section Two Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9214952;

New Territory, Brandon's Pointe Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9865875;

New Territory, Cambridge Park Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 1999068375;

New Territory, Chapel Bend Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9619120;

New Territory, Cias Ridge Supplemental Declaration of Covenants, Conditions and Restrictions, recorded under Fort Bend County Clerk's File Number 1999009087;

New Territory, Clayton's Bend - Section One Supplemental Amendment, recorded under Fort Bend County Clerk's File Number 8948867;

New Territory, Clayton's Bend - Section Two Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9109211;

New Territory, Clayton's Bend Section Two Supplemental Amended and Restated Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9114695;

New Territory, Curran Place Supplemental Declaration of Covenants, Conditions and Restrictions, recorded under Fort Bend County Clerk's File Number 9846067;

New Territory, Crescent Ridge Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9664363;

New Territory, Easton Lakes Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9751333;

New Territory, Easton Lakes Amended and Restated Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9827039;

New Territory, Foster's Green Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9277936;

New Territory, Greystone Place Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9751334;

New Territory, Greystone Place Amended and Restated Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9827040;

New Territory, Greystone Place Phase 2 Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9848069;

New Territory, High Meadows Section One Supplemental Amendment, recorded under Fort Bend County Clerk's File Number 8561461;

New Territory, High Meadows Section One Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 39214951;

New Territory, High Meadows Section One Amended and Restated Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9220685;

New Territory, High Meadows Section One Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9261467;

New Territory, Lake Pointe Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9234345;

New Territory, Lake Pointe Supplemental Amended and Restated Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9277935;

New Territory, Lakewind Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9449211;

New Territory, Lakewind Amended and Restated Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9464750;

New Territory, Lakewind Phase 2 Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9608408;

New Territory, Laurel Crest Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9556432.

New Territory, Meadow Crest Amended and Restated Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9428053;

New Territory, Meadowvale Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9235997;

New Territory; Morningside, Section One Supplemental Declaration of Covenants, Conditions, and Restrictions, under Fort Bend County Clerk's File Number 9258485;

New Territory, Pecan Park Estates Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9682801;

New Territory, Pecan Point Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9664362;

New Territory, Point Royale Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9261466;

New Territory, Point Royale First Amended Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9307821;

New Territory, Preston Forest Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9542771;

New Territory, Remington Crest Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9830857;

New Territory, River Glen Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9723052;

New Territory, Robinson's Landing Supplemental Amendment, recorded under Fort Bend County Clerk's File Number 8551771;

New Territory, Robinson's Landing Supplemental Amendment, recorded under Fort Bend County Clerk's File Number 9036116;

New Territory, Sander's Ridge Amended and Restated Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9114694;

New Territory, Spencer's Glen Amended and Restated Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9114693;

New Territory, Spinnaker Cove Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9652200;

New Territory, Sterling Chase Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9533589;

New Territory, Sterling Heights Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9379159; Volume 2597 Page 612;

New Territory, Stone Creek Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9643273;

New Territory, Stonehaven Amended and Restated Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9520679;

New Territory, Summerhill Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9248202, Volume 2433 Page 1513;

New Territory, Sunset Cove Amended and Restated Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9520680;

New Territory, Tessa Lakes Supplemental Declaration of Covenants, Conditions and Restrictions, recorded under Fort Bend County Clerk's File Number 9846068;

New Territory, Thompson's Landing Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9509470;

New Territory, Walker's Station - Section One Supplemental Amendment, recorded under Fort Bend County Clerk's File Number 8948866;

New Territory, Walker's Station - Section Two Supplemental Amendment, recorded under Fort Bend County Clerk's File Number 9053902;

New Territory, Watermill Amended and Restated Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9827042;

New Territory, Watermill- Phase 2 Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9804542;

New Territory, Watermill- Phase 2 Amended and Restated Supplemental Declaration of Covenants, Conditions, and Restrictions according to the map or replat thereof recorded in Clerk's File Number 9827041;

New Territory, West Meadow Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 1999068376;

New Territory, West Meadow (SF-36B) Supplemental Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 2000098013;

New Territory, Wilkin's Crossing Amended and Restated Declaration of Covenants, Conditions, and Restrictions, recorded under Fort Bend County Clerk's File Number 9114692;

4. Association Information:

The contact information and website for the association is as follows:

New Territory Residential Community Association, Inc.

c/o Todd Kelly, General Manager
6101 Homeward Way
Sugar Land, Texas 77479
281-565-0616- Office
Website: www.newterritory.org

5. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

New Territory Residential Community Association, Inc.
Todd Kelly, General Manager
6101 Homeward Way
Sugar Land, Texas 77479
281-565-0616- Office
Email: ManagementCertificate@newterritory.org

6. **Fees Related to Property Transfer:**

Resale Certificates:	\$225.00 (within 5 business days)
Rush Resale Certificate:	\$325.00 (within 3 business days)
Transfer Fee:	\$250.00
Refinance Fee:	\$250.00
Capitalization Fee:	1 years' annual assessment

7. **Optional Information:**

None

Executed this the 31 day of July, 2025

New Territory Residential Community Association, Inc.

By *Michael Cassidy*
Signature (President)

Michael Cassidy
Print Name (President)

By *Jeffrey S. Myerson*
Signature (Vice President)

Jeffrey S. Myerson
Print Name (Vice President)

RETURNED AT COUNTER TO:

Jenny Toscano
6101 Homeward Way
SugarLand TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

August 04, 2025 11:28:48 AM

FEE: \$48.50 AM

2025079023

