



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR VISTAS OF GREATWOOD TOWNHOME ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

The undersigned, being the President of **Vistas of Greatwood Townhome 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 of the Subdivision.**  
      The name of the Subdivision is Vistas of Greatwood.
2.    **Name of the Association.**  
      The name of the Association is Vistas of Greatwood Townhome Association, Inc.
3.    **Recording Data for the Subdivision.**  
      The recording data for the subdivision is described as follows:

VISTAS OF GREATWOOD, a subdivision in Fort Bend County, Texas according to the plat thereof filed for record under Clerk's File No. 2003031859, Official Public Records of Real Property of Fort Bend County, Texas and recorded on Slide Nos. 2437A and 2437B, Map of Records of Fort Bend County, Texas.

4.    **Recording Data for the Declaration(s).**  
      The recording data for the declarations is as follows:

Whereas the Declaration of Covenants, Conditions, Restrictions and Easements for Vistas of Greatwood Townhome association, Inc. are recorded under Clerk's File No. 2003123798 in the Official Public Records of Real Property of Fort Bend County, Texas.

Whereas, certain covenants, restrictions, easements, charges and liens have been imposed on the property in Vistas of Greatwood as forth in the Declaration of Protective Covenants for Greatwood recorded in Volume, Page 3770, as amended by Supplemental Declaration of Amendments to Declaration of Protective Covenants for Greatwood and First Amendments to the By-Laws of Greatwood Community Association, Inc., recorded respectively under Clerk's File Nos. 8940912 and 1999048154, all recording references being to the Official Public Records of Real Property, of Fort Bend County, Texas.

Whereas, the property in Vistas of Greatwood has been annexed thereto by Supplemental Declaration of Protective Covenants for Greatwood filed for record under Clerk's File No. 2003052647 in the Official Public Records of Real Property of Fort Bend County, Texas.

5. **Association Information:**

**The contact information for the association is as follows:**

Vistas of Greatwood Townhome Association, Inc.  
 c/o Houston Community Management Services  
 17049 El Camino Real, Suite 100  
 Houston, Texas 77058  
 Telephone number (832) 864-1200  
 Facsimile number (281) 218-6973  
 Direct number (281) 545-1134

6. **Designated Representative Information:**

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

Houston Community Management Services  
 c/o Erica Parks Coleman  
 17049 El Camino Real, Suite 100  
 Houston, Texas 77058  
 Telephone number (832) 864-1200  
 Direct number (281) 545-1134  
 Facsimile number (281) 218-6973  
 Email address: [EColeman@houcomm.com](mailto:EColeman@houcomm.com)

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

Resale Certificate: \$140.00-275.00  
 Transfer Fee: \$220.00  
 Cash reserve account in an amount equal to two times the monthly  
 General Assessment for the Lot being purchased.

8. **Association Website:**

<https://www.mygreatwood.com/>

9. **Other Optional Information:**

Management Company Website:  
<https://associaonline.com>

Executed this the 13<sup>th</sup> day of April, 2023.

**VISTAS OF GREATWOOD TOWNHOME  
 ASSOCIATION, INC.**

By: Barbara Marshall  
 Signature Board Secretary

Barbara L. Marshall  
 Print Name

THE STATE OF TEXAS

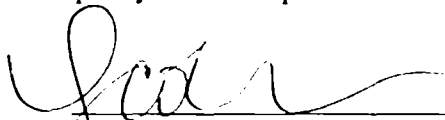
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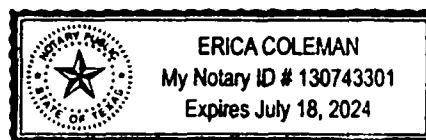
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COUNTY OF Fort Bend

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BEFORE ME, the undersigned notary public, on this the 13<sup>th</sup> day of April, 2023, personally appeared BARBARA WISALI, Secretary of **VISTAS OF GREATWOOD TOWNHOME ASSOCIATION, INC.**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.

  
 NOTARY PUBLIC IN AND FOR  
 THE STATE OF TEXAS



**Disclaimer:** Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.