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ELECTRONICALLY RECORDED

Official Public Records

8/30/2021 1:46 PM


Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

Pages: 4

Fee: \$ 28.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Cottonwood Homeowners Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Cottonwood	Fort Bend County Clerk's File No. 2005020729	Film Code Nos. 20040171 and 200070139 (Partial Replat), the Map Records, Fort Bend County, Texas; and as stated in said Declaration
Articles of Incorporation for Cottonwood Homeowners Association, Inc.	Fort Bend County Clerk's File No. 2005020727	As stated in the Declarations
Bylaws of Cottonwood Homeowners Association, Inc.	Fort Bend County Clerk's File No. 2005020728	As stated in the Declarations
Supplemental Declaration Providing for Annexation of Cottonwood, Sec. 2 into Cottonwood Homeowners Association, Inc.	Fort Bend County Clerk's File No. 2006012518	Film Code No. 20050236, Map Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Cottonwood (Reserves A, B, and C, Section 3-A)	Fort Bend County Clerk's File No. 2014073928	Film Code No. 20140030, Map Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Cottonwood (Section 3-B)	Fort Bend County Clerk's File No. 2015032021	Film Code No. 20150011, Map Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Cottonwood (Section 3-B)	Fort Bend County Clerk's File No. 2015039874	Film Code No. 20150011, Map Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration

Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Cottonwood (Section 3-C)	Fort Bend County Clerk's File No. 2015046022	Film Code No. 20150082, Map Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration Providing for Annexation of Cottonwood, Section 4-A into Cottonwood Homeowners Association, Inc.	Fort Bend County Clerk's File No. 2010058831	Film Code No. 2010009, Map Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration Providing for Annexation of Cottonwood, Section 4-B into Cottonwood Homeowners Association, Inc.	Fort Bend County Clerk's File No. 2011046237	Film Code No. 20100117, Map Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration Providing for Annexation of Cottonwood, Section 4-C into Cottonwood Homeowners Association, Inc.	Fort Bend County Clerk's File No. 2013063069	Film Code No. 20110165, Map Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Cottonwood Homeowners Association, Inc. Policy Manual	Fort Bend County Clerk's File No. 2011128217	As stated in the Declarations
2012 Collection Policy	Fort Bend County Clerk's File No. 2012037167	As stated in the Declarations
First Amendment to Bylaws of Cottonwood Homeowners Association, Inc.	Fort Bend County Clerk's File No. 2012149796	As stated in the Declarations
Certificate of Corporate Resolution Adopted by Written Consent of the Board of Directors for the Cottonwood Homeowners Association, Inc.	Fort Bend County Clerk's File No. 2012149797	As stated in the Declarations
Fining Policy	Fort Bend County Clerk's File No. 2015052194	As stated in the Declarations

Name and Mailing Address for Association

Cottonwood Homeowners Association, Inc.
c/o Montage Community Services
7002 Riverbrook Drive, Suite 400
Sugar Land, Texas 77479

Name and Mailing Address of Person Managing
the Association or its Designated Representative

Susan Martinez, CMCA, AMS
Montage Community Services
7002 Riverbrook Drive, Suite 400
Sugar Land, Texas 77479

Telephone Number to contact the Association

(281) 232-7659

Email Address to contact the Association

info@montagecs.com

Association Website

https://frontsteps.cloud/CaliberWeb2_MCS

Transfer of Title Fees

Transfer Fee:	\$225.00
Resale Certificate Fee:	\$225.00
Refinance Fee:	\$75.00

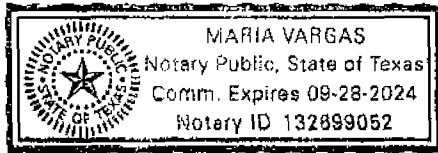
Executed on this the 30 day of August, 2021.

Cottonwood Homeowners Association, Inc., a
Texas non-profit corporation, acting by and
through its managing agent, Montage
Community Services


Susan Martinez, Community Manager

STATE OF TEXAS §
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 COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 30 day of August, 2021, by Sussan Martinez, Community Manager with Montage Community Services, the managing agent for Cottonwood Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.



M. Vargas
 Notary Public, State of Texas

When recorded return to:
 Hoover Slovacek LLP
 Galleria Tower II
 5051 Westheimer Rd., Suite 1200
 Houston, Texas 77056