



PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

LAKES OF WILLIAMS RANCH OWNERS ASSOCIATION

STATE OF TEXAS

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COUNTY OF FORT BEND

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WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Lakes of Williams Ranch Owners Association, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Fort Bend County, Texas.

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as The Lakes of Williams Ranch are as follows:

Subdivision Name
Estates at Lakes of Willimas Ranch Section 1
Lakes of Williams Ranch Sec. 1 Partial Replate No.5
Lakes of Williams Ranch Section One
Lakes of Williams Ranch Section Three

2. Name of the association.

Lakes of Williams Ranch Owners Association

3. Recording data for the subdivision.

The recording data in the Plat Records of Fort Bend County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Lakes of Williams Ranch Sec. 1	06/07/2008	2006065852
Final Plat of MP Estates	10/27/2015	2015122147

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Fort Bend County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into lakes of Williams Ranch Owners Association (Relating to Eastes at Lakes of Williams Ranch, Section 1)	01/18/2019	2019006095
Declaration of covenants, Conditions and Restrictions for Lakes of Williams Ranch	09/18/2006	2006116657
Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Lakes of Williams Ranch	08/23/2010	2010081206

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakes of Williams Ranch	06/18/2012	2012065416
Amendment to Annexation and Supplemental Declaration of covenants, conditions and Restrictions for Certain Property to be Annexed into Lakes of Williams Ranch Owners Association	07/28/2016	2016081015

5. Name and mailing address for the association.

Lakes of Williams Ranch Owners Association
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$175	Collected at closing if the property actually transfers
Assessment Quote	\$75	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$100	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$100	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$200	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$75	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$150	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates,

		compliance inspections/reinspection's & lender questionnaires
Capitalization Fees	50%	Each Owner upon acquisition of record title to a Lot, other than Developer or a Builder, will be obligated to pay a fee to the Association in an amount equal to fifty percent (50%) of the Annual Assessment for that year for the purpose of capitalizing the Association. The fifty percent (50%) is based solely on the Annual Assessment and does not apply to any other assessment, fee or charges established in this Declaration, including, but not limited to, the Specific Section Assessments, Adopt-A-School Assessments, Transfer Fees and the Bulk Communication Services Assessment. This amount shall be known as the Capitalization Fee. The Capitalization Fee shall be in addition to, not in lieu of, the Annual Assessment and shall not be considered an advance payment of the Annual Assessment. The Capitalization Fee shall initially be used by the Association to defray its initial operating costs and other expenses and later to ensure the Association has adequate funds to meet its expenses and otherwise, including contributions to the Association's reserve fund all as the Board of Directors in its sole discretion shall determine.
Adopt a School Program	\$100	Builder/Seller: required to be paid by an Owner as set forth in this Article V, each purchaser of a Lot upon acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association upon the transfer of title of a lot to the purchaser: (a) upon first transfer of a Lot from a Builder
Adopt a School Assessments	\$100	Purchaser: The Adopt a School Assessments received by the Association under this Section shall be held in a separate account and shall be used by the Association to foster support for local school programs and activities or for such other purposes that benefit the Property as the Board in its absolute discretion may approve. This fee is in addition to the Transfer Fee imposed by Section 5.6 above.

9. Other information the association considers appropriate.

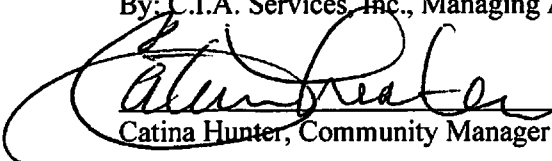
- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 20th day of August, 2021.

Lakes of Williams Ranch Owners Association

By: C.I.A. Services, Inc., Managing Agent


Catina Hunter, Community Manager

STATE OF TEXAS


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COUNTY OF FORT BEND

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BEFORE ME, the undersigned notary public, on this 20 day of August, 2021 personally appeared Catina Hunter, Community Manager for C.I.A. Services, Inc., Managing Agent for Lakes of Williams Ranch Owners Association, 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.


Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.

PO Box 63178

465 Bear Springs Road

Pipe Creek, TX 78063-3178

