

2021140927
ELECTRONICALLY RECORDED
Official Public Records
8/24/2021 10:10 AM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 9 Fee: \$ 55.00

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
JORDAN RANCH RESIDENTIAL ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTIES OF FORT BEND AND WALLER §

The undersigned, being the Managing Agent for Jordan Ranch Residential Association, Inc., a non-profit corporation ("**Association**") 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 Subdivision: The name of the subdivision is Jordan Ranch.
2. Name of Association: The name of the Association is Jordan Ranch Residential Association, Inc.
3. Recording Data for the Subdivision:
 - a. 400 square feet of land as described by metes and bounds on Exhibit "A" attached to the "First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property)" recorded in the Official Public Records of Fort Bend County, Texas under Clerk's File No. 2018058441 and Waller County, Texas under Clerk's File No. 1804195 (which said Exhibit "A" is incorporated herein by reference).
 - b. Jordan Ranch, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160008 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Jordan Ranch, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160004 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Jordan Ranch, Section 2A, a subdivision in Waller County, Texas according to the map or plat thereof recorded under Clerk's File No. 1600738 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Jordan Ranch, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File

- No. 20160009 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Jordan Ranch, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160001 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Jordan Ranch, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20160010 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Jordan Ranch, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190101 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Jordan Ranch, Section Seven (7), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190099 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Jordan Ranch, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180080 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Jordan Ranch, Section Nine (9), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170215 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Jordan Ranch, Section Ten (10), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180084 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Jordan Ranch, Section Eleven (11), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180082 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Jordan Ranch, Section Twelve (12), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170214 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- o. Jordan Ranch, Section Thirteen (13), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190156 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Jordan Ranch, Section Fourteen (14), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20170222 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Jordan Ranch, Section Fifteen (15), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190029 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Jordan Ranch, Section Sixteen (16), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190154 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Jordan Ranch, Section Seventeen (17), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190269 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Jordan Ranch, Section Eighteen (18), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190272 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Jordan Ranch, Section Nineteen (19), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200044 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Jordan Ranch, Section Twenty (20), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200143 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Jordan Ranch, Section Twenty-One (21), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200144 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Jordan Ranch, Section Twenty-Two (22), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under

Plat File No. 20200133 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- y. Jordan Ranch, Section Twenty-Three (23), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200145 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Jordan Ranch, Section Twenty-Four (24), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20200147 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Jordan Ranch, Model Home Park, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20150303 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Jordan Ranch Dedication No. 2 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20170207 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Jordan Ranch Dedication No. 3 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20190287 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Jordan Ranch Dedication No. 4 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20190006 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ee. Jordan Ranch Dedication No. 5 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20200146 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ff. Jordan Ranch Dedication No. 6 and Reserves, consisting of real property that has not been subdivided into Lots, according to the map or plat thereof recorded under Plat File No. 20200131 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:* Please see the attached chart.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Jordan Ranch Residential Association, Inc. c/o LEAD Association Management, Inc. 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: LEAD Conveyance Department. Address: 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069. Phone No.: 281.857.6027. Email Address: info@lead-inc.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.myjordanranchlife.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 175.00
Builder Pay Off Quote	\$ 265.00
Foundation Fee	Foundation Fee is based on the "Gross Selling Price" of a Lot (as described in detail in the Jordan Ranch Declaration). The current Foundation Fee is 0.25% of the Gross Selling Price of the Lot. Some exemptions apply.
Capitalization Fee	Capitalization Fee is equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2021 is \$1,050.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 23 day of August, 2021.

JORDAN RANCH RESIDENTIAL ASSOCIATION, INC.

By: LEAD Association Management, Inc., Managing Agent

By Kelsey Life

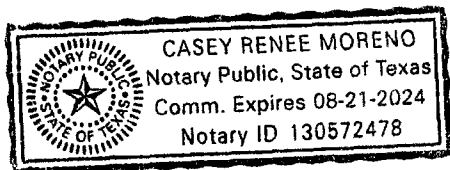
Printed: Kelsey Life

Its: Sr. Client Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

BEFORE ME, the undersigned notary public, on this 23rd day of August, 2021 personally appeared Kelsey Life, Sr. Client Manager of LEAD Association Management, Inc., Managing Agent for Jordan Ranch Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



CMoreno
Notary Public in and for the State of Texas

RECORDING DATA FOR THE DECLARATION

Document	County Clerk's File No.
First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property)	Fort Bend: 2018058441; Waller: 1804195
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 1	Fort Bend: 2016030965
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 2	Fort Bend: 2016030995
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 2A	Waller: 1602009
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 3	Fort Bend: 2016030996
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 4	Fort Bend: 2016031119
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 5	Fort Bend: 2016030999
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 6	Fort Bend: 2019077050
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 7	Fort Bend: 2019077051
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 8	Fort Bend: 2018058454

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 9	Fort Bend: 2017136332
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 10	Fort Bend: 2018058453
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 11	Fort Bend: 2018058455
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 12	Fort Bend: 2017136343
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 13	Fort Bend: 2019095267
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 14	Fort Bend: 2017136345
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 15	Fort Bend: 2019069204
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 16	Fort Bend: 2019095268
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 17	Fort Bend: 2019143867
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 18	Fort Bend: 2019143868
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for	Fort Bend: 2020057843

Jordan Ranch (Residential Property) Section 19	
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 20	Fort Bend: 2020117218
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 21	Fort Bend: 2020117219
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 22	Fort Bend: 2020117220
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 23	Fort Bend: 2020117221
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Section 24	Fort Bend: 2020117222
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Residential Property) Model Home Park	Fort Bend: 2016024592
Annexation Agreement for Jordan Ranch Street Dedication No. 2 and Reserves	Fort Bend: 2018089797
Annexation Agreement for Jordan Ranch Street Dedication No. 3 and Reserves	Fort Bend: 2020026900
Annexation Agreement for Jordan Ranch Street Dedication No. 4 and Reserves	Fort Bend: 2019117169
Annexation Agreement for Jordan Ranch Street Dedication No. 5 and Reserves	Fort Bend: 2020166387
Annexation Agreement for Jordan Ranch Street Dedication No. 6 and Reserves	Fort Bend: 2020166388

FILED AND RECORDED

Instrument Number: 2109802

Filing and Recording Date: 08/24/2021 10:37:22 AM Pages: 10 Recording Fee: \$48.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
ROBERTS MARKEL WEINBERG BUTLER HAILEY
2800 POST OAK BLVD FL 57
HOUSTON, TX 77056