



**CONDOMINIUM MANAGEMENT CERTIFICATE**

**for**

**BRANFORD OFFICE PARK AT TELFAIR CONDOMINIUMS, INC.**

**STATE OF TEXAS                   §**  
**§**  
**COUNTY OF FORT BEND       §**

WHEREAS section 82.116 of the Texas Property Code (the "Code") requires that a condominium association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Branford Office Park at Telfair Condominiums, Inc., a non-profit corporation (the "Association"), is a condominium as defined in section 82.003(a)(8) 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 condominium.**  
Branford Office Park at Telfair Condominiums
- 2. Name of the association.**  
Branford Office Park at Telfair Condominiums, Inc.
- 3. Location of the condominium.**  
7427 and 7507 Branford Place, Sugar Land, Texas 77479

**4. Recording data for the declaration.**

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

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions, and Restrictions for Branford Office Park at Telfair Condominiums	01/12/2014	2024003701
Amended Declaration of Covenants, Conditions, and Restrictions for Branford Office Park, a Condominium	06/04/24	2024052794

- 5. Name and mailing address for the association.**  
Branford Office Park at Telfair Condominiums, Inc.  
c/o C.I.A. Services, Inc.  
18333 Timber Forest Drive  
Humble, TX 77346

Telephone: 210-490-0000  
Email: CustomerCare@ciaservices.com  
Website: www.ciaservices.com

**6. Other information the association considers appropriate.**

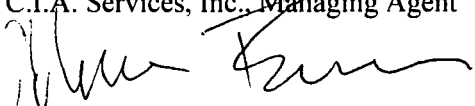
New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #5 above to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

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 11 day of March, 2025.

**Branford Office Park at Telfair Condominiums, Inc.**

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

  
Adam Bruce, Community Manager

STATE OF TEXAS

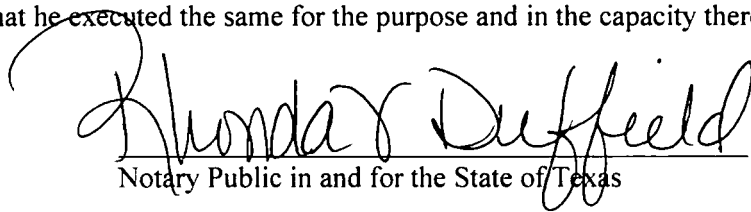
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COUNTY OF FORT BEND

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BEFORE ME, the undersigned notary public, on this 11 day of March, 2025 personally appeared Adam Bruce, Community Manager for C.I.A. Services, Inc., Managing Agent for Branford Office Park at Telfair Condominiums, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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

