

**Lakes of Falcon Ridge Community Improvement Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Lakes of Falcon Ridge Community Improvement Association, Inc.** (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:

**Name of the Subdivision:** Lakes of Falcon Ridge Community Improvement Association, Inc.

**Name of the Association:** Lakes of Falcon Ridge Community Improvement Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Galveston County, Texas, as follows;

Section 1, Vol. 18, Page 1335, File No. 2002035895,  
Section 2, Vol. 2005A, Page 179, File No. 2005074011

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Galveston County, Texas, as follows:

a. Documents:

- (1) Declaration of Covenants, Conditions, Restrictions and Easements Lakes of Falcon Ridge, Section One, recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;
- (2) Declaration of Covenants, Conditions, and Restrictions (DCC&R's) and Rules and Regulations of Lakes of Falcon Ridge, recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;
- (3) Annexation and Supplemental Declaration of Covenants, Conditions, Restrictions and Easements of Lakes of Falcon Ridge, Section One, recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;
- (4) Ratification of Application of Covenants, Conditions and Restrictions, recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;
- (5) Record of Dedicatory Instruments for Lakes of Falcon Ridge (section one), recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;
- (6) Record of Dedicatory Instruments for Lakes of Falcon Ridge (section one), recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;
- (7) Homeowners Association Management Certificate, recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;
- (8) Assessment Collection Policy, recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;

- (9) Resolution Regarding Covenants Compliance Inspection, recorded under the real property records of Galveston County, Texas, along with any amendments or supplements thereto;

b. Recording Information:

- (1) Galveston County Clerk's File No. 2002035896;
- (2) Galveston County Clerk's File No. 2009002724;
- (3) Galveston County Clerk's File No. 2004058054;
- (4) Galveston County Clerk's File No. 2004049716;
- (5) Galveston County Clerk's File No. 2012044041;
- (6) Galveston County Clerk's File No. 2013028567, respectively.
- (7) Galveston County Clerk's File No. 2019010763;
- (8) Galveston County Clerk's File No. 2022005600
- (9) Galveston County Clerk's File No. 2019016749

**Name and Mailing Address of the Association**

Lakes of Falcon Ridge Community Improvement Association, Inc.  
c/o Houston Community Management  
17049 El Camino Real #100  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Houston Community Management  
17049 El Camino Real #100  
Houston, Texas 77058  
832-864-1200  
[customerservice@houcomm.com](mailto:customerservice@houcomm.com)

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 20 day of December 2022

Lakes of Falcon Ridge Community Improvement Association, Inc., acting by and through its managing agent, Houston Community Management

Tracy Downs

Tracy Downs, President of Operations

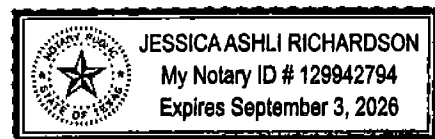
STATE OF TEXAS       §  
COUNTY OF Harris   §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Lakes of Falcon Ridge Community Improvement Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

Jessica Richardson

Jessica Richardson  
Notary Public, State of Texas

When recorded return to:  
**Houston Community Management**  
**17049 El Camino Real #100**  
**Houston, Texas 77058**



## FILED AND RECORDED

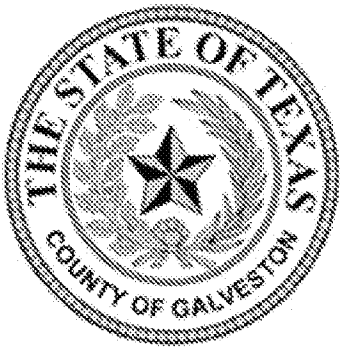
Instrument Number: 2022076234

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 12/22/2022 8:50AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*