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ELECTRONICALLY RECORDED
Official Public Records
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Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 4 Fee: \$ 27.00

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
THE RESERVE AT KATY RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for The Reserve at Katy Residential Community, 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 The Reserve at Katy.

Name of Association: The name of the Association is The Reserve at Katy Residential Community, Inc.
2. Recording Data for the Subdivision:
 - a. The Reserve at Katy, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20130039 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. The Reserve at Katy, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20160013 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. The Reserve at Katy, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20150038 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. The Reserve at Katy, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20150039 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. The Reserve at Katy, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20180064 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- f. The Reserve at Katy, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20170030 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. The Reserve at Katy, Section Seven (7), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20180065 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. The Reserve at Katy, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20180275 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

3. Recording Data for the Declaration:

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions The Reserve at Katy.
- (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for The Reserve at Katy Residential Community, Inc.
- (3) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for The Reserve at Katy [Sections Two, Three, Four and Six].
- (4) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for The Reserve at Katy [Sections Five and Seven].
- (5) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions The Reserve at Katy Section 5.
- (6) Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for The Reserve at Katy [Section Eight].

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2013042835.
- (2) Fort Bend County Clerk's File No. 2017029226.
- (3) Fort Bend County Clerk's File No. 2017116769.
- (4) Fort Bend County Clerk's File No. 2018035112.
- (5) Fort Bend County Clerk's File No. 2022146220.
- (6) Fort Bend County Clerk's File No. 2019011900.

4. Name and Mailing Address of the Association: The name and mailing address of the Association is The Reserve at Katy Residential Community, Inc. c/o RealManage, LLC, P.O. Box 803555, Dallas, Texas 75380-3555.

5. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage, LLC Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.
866.473.2573
reserve@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.

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	\$ 375.00
Resale Certificate Update	\$ 75.00
Conveyance/Transfer Fee (managing agent)	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00
Working Capital Assessment [Declaration Article 6, Section 6.04]	Each Owner (other than Declarant) of a Lot will pay a one-time Working Capital Assessment fee in the amount of \$600.00. The Working Capital Assessment will be due and payable by the transferee to the Association immediately upon each transfer of title to a Lot. Some exemptions apply.
Amenity Reimbursement Assessment [Declaration Article 6, Section 6.05]	Each Owner who acquires a Lot from Declarant will pay a one-time Amenity Reimbursement Assessment fee to the Declarant in the amount of \$500.00 per Lot. The

	Amenity Reimbursement Assessment will be due and payable to the Declarant immediately upon transfer of title to the Lot.
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Resale certificates are requested via the RealManage LLC Closing Portal at www.realmanage.com/closingportal.

Executed on this 21st day of March, 2025.

THE RESERVE AT KATY RESIDENTIAL COMMUNITY
ASSOCIATION, INC.

By: RealManage, LLC, Managing Agent

By: Melissa Bessey

Printed: Melissa Bessey

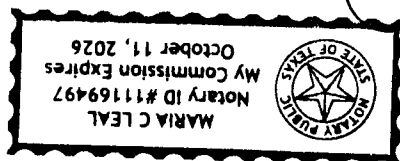
Its: Community Association Manager

*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 Fort Bend §

BEFORE ME, the undersigned notary public, on this 21 day of March, 2025 personally appeared Melissa Bessey Comm. Assn. Manager for RealManage, LLC, Managing Agent for The Reserve at Katy Residential Community 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.



Maria C. Leal
Notary Public in and for the State of Texas