



**SHADOW GROVE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Shadow Grove Homeowners 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:** Shadow Grove

**Name of the Association:** Shadow Grove Homeowners Association

**Recording Data for Association and Restrictions:**

Community Name	County	Document Type	Instrument No.	Date Recorded
Shadow Grove Homeowners Association Inc.	Fort Bend	Declaration of C C & R	2014075877	17-Jul-2014
		Adoption of Working Capital Assessment	2014076718	21-Jul-2014
		Management Certificate	2014084053	5-Aug-2014
		Management Certificate	2019012383	6-Feb-2019
		Declarant Removal and Appointment of Directors	2019090870	13-Aug-2019
		Management Certificate	2021085305	24-May-2021
		Management Certificate	2021153201	13-Sep-2021

**Name and Mailing Address of the Association**

Shadow Grove Homeowners Association, Inc  
C/O HCMS  
18333 Egret Bay Blvd  
Ste 305  
Houston, Texas 77058

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

Houston Community Management Services  
18333 Egret Bay Blvd  
Ste 305  
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  
Working Capital: \$700  
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 August, 2025

Shadow Grove Homeowners Association, Inc  
, acting by and through its managing agent, Houston Community  
Management Services

  
Rebecca Full, President

STATE OF TEXAS           §  
                                     §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me on the 20 day of August, 2025 by Rebecca Full, President with Houston Community Management Services, the managing agent for Shadow Grove Homeowners Association, Inc, a Texas nonprofit corporation, on behalf of such corporation.

  
Notary Public, State of Texas

When recorded return to:  
**Houston Community Management**  
**18333 Egret Bay Blvd**  
**Ste 305**  
**Houston, Texas 77058**

