



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
TELFAIR COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the Managing Agent for Telfair Community 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 Telfair.
2. Name of Association: The name of the Association is Telfair Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described in Exhibits "A" and "B" attached to the "Community Charter for Telfair" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2006063505 (which said Exhibits "A" and "B" are incorporated herein by reference).
  - b. Telfair, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060124 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Telfair, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060125 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Telfair, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060127 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Telfair, Section Three (3), Amending Plat No. 1, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060208 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Telfair, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060071 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Telfair, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060073 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Telfair, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060072 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Telfair, Section Seven (7), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060128 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Telfair, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20070278 and as amended under Plat No. 20090006 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Telfair, Section Nine (9), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20070158 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Telfair, Section Ten (10), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20100107 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Telfair, Section Eleven (11), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060070 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Telfair, Section Twelve (12), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060322 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- o. Telfair, Section Thirteen (13), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20070155 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Telfair, Section Fourteen (14), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20080173 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Telfair, Section 15A, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090047 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Telfair, Section 15B, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090122 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Telfair, Section Sixteen (16), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20070162 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Telfair, Section Seventeen (17), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20070156 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- u. Telfair, Section Eighteen (18), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20070157 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Telfair, Section Nineteen (19), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20080174 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Telfair, Section Twenty (20), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20080193 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- x. Telfair, Section Twenty-One (21), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090051 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Telfair, Section Twenty-Two (22), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090052 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Telfair, Section Twenty-Three (23), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090073 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Telfair, Section Twenty-Four (24), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20100129 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- cc. Telfair, Section 25A, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20100109 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Telfair, Section Twenty-Six (26), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20110037 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ee. Telfair, Section 27A, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20110168 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ff. Telfair, Section Twenty-Eight (28), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20070052 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- gg. Telfair, Section 29A, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090076 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- hh. Telfair, Section 29B, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No.

- 20110034 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ii. Telfair, Section Thirty (30), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090048 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - jj. Telfair, Section Thirty-One (31), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 200110014 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - kk. Telfair, Section Thirty-Two (32), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20100110 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - ll. Telfair, Section Thirty-Three (33), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20110191 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - mm. Telfair, Section Thirty-Four (34), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20120042 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - nn. Telfair, Section Thirty-Five (35), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20120156 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - oo. Telfair Avenue Phase 2 Street Dedication, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060320 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - pp. New Territory Boulevard and Westcott Avenue Street Dedication and Reserve, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20060321 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - qq. Chatham Avenue, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under

Plat No. 20070154 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- rr. Westcott Avenue Extension, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20070153 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ss. University Boulevard Phase Two (2) Street Dedication, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090018 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- tt. Meadowcroft Boulevard and Westcott Avenue Extension, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20080155 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- uu. Chatham Avenue Phase III Street Dedication, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090040 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- vv. Easton Avenue Phase 2 Street Dedication, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090041 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ww. Easton Avenue Phase 3 Street Dedication, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20090119 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- xx. 118.142 acres of land described by metes and bounds described in Exhibit "A" attached to the "Supplement to the Community Charter and the Community Covenant for Telfair (118.142 - acre tract)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2009135491 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:\*

- a. Documents:
  - (1) Community Charter for Telfair.

- (2) Community Covenant for Telfair
- (3) Declaration of Easements and Covenant to Share Costs for Telfair
- (4) Supplement to the Community Charter and The Community Covenant for Telfair (Streets).
- (5) Supplement to the Community Charter for Telfair (Section 3).
- (6) Supplement to the Community Charter and The Community Covenant for Telfair (Section 8).
- (7) First Amendment to the Supplement to the Community Charter and the Community Covenant.
- (8) Supplement to the Community Charter and the Community Covenant for Telfair (Section 9).
- (9) Supplement to the Community Charter and the Community Covenant for Telfair (Section 10).
- (10) Supplement to the Community Charter and the Community Covenant for Telfair (Section 12).
- (11) Supplement to the Community Charter and the Community Covenant for Telfair (Section 13).
- (12) Supplement to the Community Charter and the Community Covenant for Telfair (Section 14).
- (13) Supplement to the Community Charter and the Community Covenant for Telfair (Section 15A).
- (14) Supplement to the Community Charter and the Community Covenant for Telfair (Section 15B).
- (15) Supplement to the Community Charter and the Community Covenant for Telfair (Section 16).
- (16) Supplement to the Community Charter and the Community Covenant for Telfair (Section 17).
- (17) Supplement to the Community Charter and the Community Covenant for Telfair (Section 18).
- (18) Supplement to the Community Charter and the Community Covenant for Telfair (Section 19).
- (19) Supplement to the Community Charter and the Community Covenant for Telfair (Section 20).
- (20) Supplement to the Community Charter and the Community Covenant for Telfair (Section 21).
- (21) Supplement to the Community Charter and the Community Covenant for Telfair (Section 22).
- (22) Supplement to the Community Charter and the Community Covenant for Telfair (Section 23).
- (23) Supplement to the Community Charter and the Community Covenant for Telfair (Section 28).
- (24) Supplement to the Community Charter and the Community Covenant for Telfair (Section 29A).
- (25) Amended and Restated Supplement to the Community Charter and The Community Covenant for Telfair (Section 30).

- (26) Supplement to the Community Charter and the Community Covenant for Telfair (Section 31).
- (27) Supplement to the Community Charter and the Community Covenant for Telfair (Section 32).
- (28) Supplement to the Community Charter and the Community Covenant for Telfair (Section 33).
- (29) Amended and Restated Supplement to the Community Charter and The Community Covenant for Telfair (Section 34).
- (30) Supplement to the Community Charter and The Community Covenant for Telfair (Section 35).
- (31) Supplement to the Charter for Telfair Commercial Properties and the Community Covenant for Telfair.
- (32) Supplement to the Community Charter and the Community Covenant for Telfair (Streets).
- (33) Supplement to the Community Charter and the Community Covenant for Telfair (Streets).
- (34) Supplement to the Community Charter and The Community Covenant for Telfair (Streets).
- (35) Supplement to the Community Charter and The Community Covenant for Telfair.
- (36) Supplement to the Community Charter and the Community Covenant for Telfair (Streets).
- (37) Supplement to the Community Charter for Telfair.
- (38) Declaration of Easements and Covenant to Share Costs for Telfair.
- (39) Supplement to the Community Charter and the Community Covenant for Telfair (118.142 – acre tract).
- (40) First Amendment to the Supplement to the Community Charter and the Community Covenant for Telfair (118.142 – acre tract).

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2006063505.
- (2) Fort Bend County Clerk's File No. 2006063506.
- (3) Fort Bend County Clerk's File No. 2006031363.
- (4) Fort Bend County Clerk's File No. 2007152318.
- (5) Fort Bend County Clerk's File No. 2006119782.
- (6) Fort Bend County Clerk's File No. 2008008349.
- (7) Fort Bend County Clerk's File No. 2009009820.
- (8) Fort Bend County Clerk's File No. 2007092886.
- (9) Fort Bend County Clerk's File No. 2010080549.
- (10) Fort Bend County Clerk's File No. 2007019129.
- (11) Fort Bend County Clerk's File No. 2007092887.
- (12) Fort Bend County Clerk's File No. 2008109555.
- (13) Fort Bend County Clerk's File No. 2009059230.



- (14) Fort Bend County Clerk's File No. 2009118341.
- (15) Fort Bend County Clerk's File No. 2007092888.
- (16) Fort Bend County Clerk's File No. 2007092889.
- (17) Fort Bend County Clerk's File No. 2007092890.
- (18) Fort Bend County Clerk's File No. 2008109556.
- (19) Fort Bend County Clerk's File No. 2008124890.
- (20) Fort Bend County Clerk's File No. 2009063046.
- (21) Fort Bend County Clerk's File No. 2009063047.
- (22) Fort Bend County Clerk's File No. 2009091420.
- (23) Fort Bend County Clerk's File No. 2008051607.
- (24) Fort Bend County Clerk's File No. 2009091419.
- (25) Fort Bend County Clerk's File No. 2009064509.
- (26) Fort Bend County Clerk's File No. 2011012321.
- (27) Fort Bend County Clerk's File No. 2010085023.
- (28) Fort Bend County Clerk's File No. 2011124317.
- (29) Fort Bend County Clerk's File No. 2012040350.
- (30) Fort Bend County Clerk's File No. 2012102612.
- (31) Fort Bend County Clerk's File No. 2007040977.
- (32) Fort Bend County Clerk's File No. 2007040978.
- (33) Fort Bend County Clerk's File No. 2009043085.
- (34) Fort Bend County Clerk's File No. 2009059232.
- (35) Fort Bend County Clerk's File No. 2009059231.
- (36) Fort Bend County Clerk's File No. 2009118342.
- (37) Fort Bend County Clerk's File No. 2012143311.
- (38) Fort Bend County Clerk's File No. 2006031363.
- (39) Fort Bend County Clerk's File No. 2009135491.
- (40) Fort Bend County Clerk's File No. 2011107530.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Telfair Community Association, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Jennifer Ponce, Community Manager, Sterling Association Services, Inc. Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064. Phone No.: 832.678.4500. Email Address: jpounce@sterlingasi.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.sterlingasi.net.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

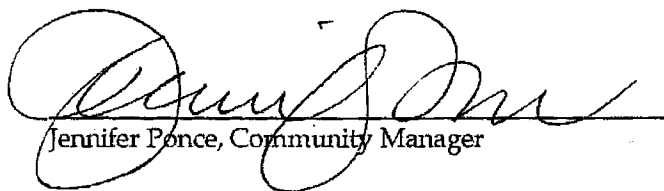
Description	Fee
-------------	-----

Resale Certificate	\$ 125.00
Transfer Fee	\$ 220.00
Refinance Fee	\$ 150.00

Executed on this 19 day of July, 2022.

TELFAIR COMMUNITY ASSOCIATION, INC.

By: Sterling Association Services, Inc., Managing Agent

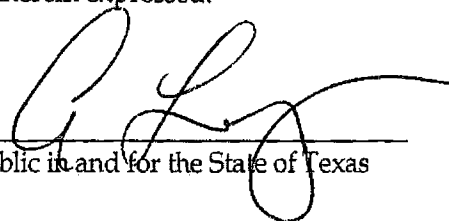
  
Jennifer Ponce, Community Manager

\*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 19 day of July, 2022 personally appeared Jennifer Ponce, Community Manager for Sterling Association Services, Inc., Managing Agent for Telfair Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



  
Notary Public in and for the State of Texas