



**MANAGEMENT CERTIFICATE  
OF  
THE COMMONS AT PARKWAY CROSSING RESIDENTIAL ASSOCIATION, INC.**

The undersigned, being an officer of The Commons at Parkway Crossing Residential Association, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Commons at Parkway Crossing.
2. The name of the Association: The Commons at Parkway Crossing Residential Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Fort Bend County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Commons at Parkway Crossing, recorded under Document No.2025092138, in the Official Public Records of Fort Bend County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Commons at Parkway Crossing Residential Association, Inc., c/o Vision Communities Management, Attn: Sharon Davis, 1400 Woodloch Forest Drive, Suite 250, The Woodlands, Texas 77380.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Commons at Parkway Crossing Residential Association, Inc., c/o Vision Communities Management
Mailing Address:	1400 Woodloch Forest Drive, Suite 250 The Woodlands, Texas 77380
Attn.:	Sharon Davis
Telephone Number:	972-612-2303 ext. 3303
Email Address:	Sharon@vcmtexas.com

7. Website to access the Association's dedicatory instruments:  
<https://vcmtexas.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment – An amount equal to one-half (1/2) of the annual Regular Assessments for the year in which the Lot is conveyed

Transfer Fee - \$250.00

Resale Certificate Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

THE COMMONS AT PARKWAY CROSSING  
RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: \_\_\_\_\_

Name: Brad Castillo-McFarland

Title: President

STATE OF Texas

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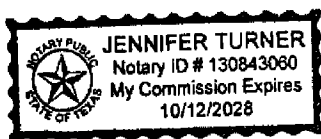
COUNTY OF Dallas

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This instrument was acknowledged before me on the 3<sup>rd</sup> day of September 2025 by  
Brad Castillo-McFarland, as President of The Commons at Parkway Crossing Residential Association, Inc.,  
a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



\_\_\_\_\_  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5<sup>th</sup> Street, Suite 900  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Commons at Parkway Crossing, recorded as Document No. 2025092138, in the Official Public Records of Fort Bend County, Texas, as amended and supplemented from time to time.
2. The Commons at Parkway Crossing Community Manual, recorded as Document No. 2025092449, in the Official Public Records of Fort Bend County, Texas, as amended and supplemented from time to time.
3. The Commons at Parkway Crossing Adoption of Working Capital Assessment, recorded as Document No. 2025092440, in the Official Public Records of Fort Bend County, Texas.
4. The Commons at Parkway Crossing Notice of Election to Reduce Levy of Assessments, recorded as Document No. 2025092859, in the Official Public Records of Fort Bend County, Texas

ATTACHMENT 1

THE COMMONS AT PARKWAY CROSSING RESIDENTIAL ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE