



Cambridge Falls HOA MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Cambridge Falls HOA** (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: Cambridge Falls

Name of the Association: Cambridge Falls Homeowners Association, Inc

Recording Data for Association:

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

- (a) Cambridge Falls, Section One, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20050102, in the Map Records of Fort Bend County, Texas
- (b) Cambridge Falls, Section Two, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20070047, in the Map Records of Fort Bend County, Texas
- (c) Cambridge Falls, Section Three, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20070051, in the Map Records of Fort Bend County, Texas
- (d) Cambridge Falls, Section Four, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20130189, in the Map Records of Fort Bend County, Texas
- (e) Cambridge Falls, Section Five, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20140176, in the Map Records of Fort Bend County, Texas
- (f) Cambridge Falls, Section Six, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20150210, in the Map Records of Fort Bend County, Texas
- (g) Cambridge Falls, Section Seven, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20150046, in the Map Records of Fort Bend County, Texas
- (h) Cambridge Falls, Section Eight, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20150197, in the Map Records of Fort Bend County, Texas
- (i) Cambridge Falls, Section Nine, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20160264, in the Map Records of Fort Bend County, Texas
- (j) Cambridge Falls, Section Ten, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20170168, in the Map Records of Fort Bend County, Texas
- (k) Cambridge Falls, Section Eleven, According to the map or play thereof filed under Fort Bend County Clerk's File No. 20170167, in the Map Records of Fort Bend County, Texas

Recording Data for Restrictions:

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

- (a) Declaration Of Covenants, Conditions, Restrictions and Easements for Cambridge Falls, under Fort Bend Clerk's File No. 2006012359 of the official Public Records of Real Property, along with any amendments or supplements thereto;

- (b) Blanket Variance and Storage Building Guidelines for Cambridge Falls Homeowners' Association, Inc, under Fort Bend Clerk's File No. 2022001741 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (c) Declaration of Annexation for Cambridge Falls, Section Two (2), under Fort Bend Clerk's File No. 2007053756 of the official Public Records of Real Property, along with any amendments or supplements thereto;(annexes Sections 2 & 3)
- (d) Declaration of Annexation for Cambridge Falls, Section Four (4), under Fort Bend Clerk's File No. 2014003974 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (e) Declaration of Annexation for Cambridge Falls, Section Five (5), under Fort Bend Clerk's File No. 2014100171 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (f) Declaration of Annexation for Cambridge Falls, Section Six (6), under Fort Bend Clerk's File No. 2015116275 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (g) Declaration of Annexation for Cambridge Falls, Section Seven (7), under Fort Bend Clerk's File No. 2015091892 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (h) Declaration of Annexation for Cambridge Falls, Section Eight (8), under Fort Bend Clerk's File No. 2015091891 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (i) Declaration of Annexation for Cambridge Falls, Section Nine (9), under Fort Bend Clerk's File No. 2017008544 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (j) Declaration of Annexation for Cambridge Falls, Section Ten (10), under Fort Bend Clerk's File No. 2017107060 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (k) Declaration of Annexation for Cambridge Falls, Section Eleven (11), under Fort Bend Clerk's File No. 2017107059 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (l) Resolution of the Board of Directors for Cambridge Falls Homeowners' Association, Inc Regarding Amendment to the By-law of Cambridge Falls Homeowners Association, Inc, under Fort Bend Clerk's File No. 2021213864 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (m) Architectural Review Guidelines for Cambridge Falls Homeowners' Association, Inc, under Fort Bend Clerk's File No. 202153373 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (n) By-Laws for Cambridge Falls Homeowners' Association, Inc, under Fort Bend Clerk's File No. 2014019606 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (o) Payment Plan Policy for Cambridge Falls Homeowners' Association, Inc, under Fort Bend Clerk's File No. 2012014396 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (p) Guideline Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags and Religious Items for Cambridge Falls Homeowners' Association, Inc, under Fort Bend Clerk's File No. 2012014368 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (q) Records Production and Copying Policy for Cambridge Falls Homeowners' Association, Inc, under Fort Bend Clerk's File No. 2012014370 of the official Public Records of Real Property, along with any amendments or supplements thereto;
- (r) Document Retention Policy for Cambridge Falls Homeowners' Association, Inc, under Fort Bend Clerk's File No. 2012014371 of the official Public Records of Real Property, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Cambridge Falls HOA
C/O HCMS
17049 El Camino Real
Ste 100
Houston TX 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

Website Address of the Association

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 21 day of December

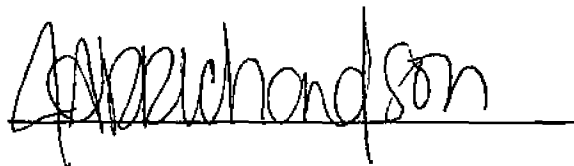
Cambridge Falls Homeowners Association Inc, acting by and
through its managing agent, Houston Community Management
Services



Tracy Downs, President of Operations

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 27 day of December, 2022 by Tracy Downs President of Operations with Houston Community Management Services, the managing agent for Cambridge Falls Homeowners Association, a Texas nonprofit corporation, on behalf of such corporation.



Jessica Richardson
Notary Public, State of Texas

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

