



**VISTAS OF GREATWOOD TOWNHOME ASSOCIATION, INC.
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Vistas of Greatwood Townhome 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 Subdivision: Vistas of Greatwood

Name of the Association: Vistas of Greatwood Townhome Association, Inc.

Community	County	Document Type	Instrument No.	Date Recorded
Vistas of Greatwood Townhome Association, Inc.	Fort Bend	Management Certificate	2023049598	31-May-23
		Articles of Incorporation	2003129991	16-Sep-03
		By-Laws	2003129992	16-Sep-03
		Rules and Regulations	2003129993	16-Sep-03
		Supplemental Management Certificate	2004139283	15-Nov-04
		Additional Dedicatory instruments (Policy Regarding Alternative Payment Schedule and Records Retention Inspection & Production)	2012095349	23-Aug-12
		Management Certificate	2014001846	7-Jan-14
		Additional Dedicatory instruments (Resolution Regarding Perimeter Fencing)	2014007902	27-Jan-14
		Management Certificate	2021143271	27-Aug-21
		Additional Dedicatory Instrument (Guidelines for Display Religious Items, Security Measures, Bid Solicitation and Deed Restrictions)	2022011007	24-Jan-22
		Additional Dedicatory Instrument (Regulation of Solar Energy Devices)	2022118413	14-Sep-22
		Management Certificate	2022152864	22-Dec-22
		Management Certificate	2023033702	14-Apr-23
		Additional Dedicatory Instrument (Installation of Satellite Dishes)	2024025560	20-Mar-24

Name and Mailing Address of the Association

Vistas of Greatwood Townhome Association, Inc.
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 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: \$75.00
Resale Certificate: Starting \$370.00
Resale Certificate Update: Starting \$72.00
Legacy Account Closure Fee: \$220.00
Refinance Statement of Account: Starting \$75.00
Transfer Fee: None Noted
Working Capitalization Fees: \$726.00
Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

Executed on this the 17 day of April 2025.

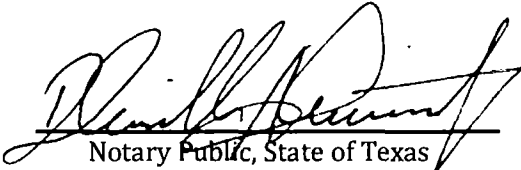
Vistas of Greatwood Townhome
Association, Inc., acting by and
through its managing agent, Houston
Community Management of Houston
Texas



Tracy Downs, Branch Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of April, 2025 by Tracy Down, Branch Vice President with Houston Community Management, the managing agent for Vistas of Greatwood Townhome 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 #305
Houston, TX 77058