



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
BRAZOS TOWN CENTER RESERVE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Brazos Town Center Reserve Homeowners 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 The Reserve at Brazos Town Center.
2. **Name of Association:** The name of the Association is Brazos Town Center Reserve Homeowners Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. The Reserve at Brazos Town Center, Section One, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20060172 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Amending Plat No. One (1) The Reserve at Brazos Town Center, Section One, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20070067 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. 40.21 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center (Annexation 40.21 acres)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2011053269 (which said Exhibit "A" is incorporated herein by reference).
 - d. 22.14 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center (Annexation 22.14 acres)" recorded in the Official Public Records of Real Property

of Fort Bend County, Texas under Clerk's File No. 2013059832 (which said Exhibit "A" is incorporated herein by reference).

- e. 45.2192 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center (Annexation 45.2192 acres)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2014013674 (which said Exhibit "A" is incorporated herein by reference).
- f. 20.0427 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center (Annexation 20.0427 acres - December 2014)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2014133477 (which said Exhibit "A" is incorporated herein by reference).
- g. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Restrictions, Easements, Charges and Liens for Brazos Master Maintenance Association" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2005059570 (which said Exhibit "A" is incorporated herein by reference).
- h. 6.9355 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2005145146 (which said Exhibit "A" is incorporated herein by reference).
- i. 0.9941 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2005145151 (which said Exhibit "A" is incorporated herein by reference).
- j. 10.1148 acres, 5.5082 acres and 144.22 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Lien for Brazos Town Center (Annexation 10.1184 acres, 5.5082 acres and 144.22 acres)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2006062248 (which said Exhibit "A" is incorporated herein by reference).

- k. 118.7858 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Lien for Brazos Town Center (Annexation 118.7858 acres)" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2007021815 (which said Exhibit "A" is incorporated herein by reference).

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center.
- (2) Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center (Annexation 40.21 acres).
- (3) Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center (Annexation of 22.14 acres).
- (4) Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center (Annexation 45.2192 acres).
- (5) Supplemental Declaration of Covenants, Conditions and Restrictions for The Reserve at Brazos Town Center (Annexation 20.0427 acres - December 2014).
- (6) Declaration of Covenants, Restrictions, Easements, Charges and Liens for Brazos Master Maintenance Association.
- (7) Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Liens.
- (8) Supplemental and Amended Declaration of Covenants, Restrictions, Easements, Charges and Liens for Brazos Town Center (Second Amendment).
- (9) Amendment to the Declaration of Covenants, Restrictions, Easements, Charges and Liens for Brazos Master Maintenance Association.
- (10) Supplemental Declaration.
- (11) Supplemental Declaration.
- (12) Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Lien for Brazos Town Center (Annexation 10.1184 acres, 5.5082 acres and 144.22 acres).
- (13) Supplemental Declaration of Covenants, Restrictions, Easements, Charges and Lien for Brazos Town Center (Annexation 118.7858 acres).

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2007049871.
- (2) Fort Bend County Clerk's File No. 2011053269.
- (3) Fort Bend County Clerk's File No. 2013059832.
- (4) Fort Bend County Clerk's File No. 2014013674.
- (5) Fort Bend County Clerk's File No. 2014133477.
- (6) Fort Bend County Clerk's File No. 2005059570.
- (7) Fort Bend County Clerk's File No. 2011053267.
- (8) Fort Bend County Clerk's File No. 2011053268.
- (9) Fort Bend County Clerk's File No. 2015126862.
- (10) Fort Bend County Clerk's File No. 2005145146.
- (11) Fort Bend County Clerk's File No. 2005145151.
- (12) Fort Bend County Clerk's File No. 2006062248.
- (13) Fort Bend County Clerk's File No. 2007021815.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Brazos Town Center Reserve Homeowners Association, Inc. c/o Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Montage Community Services. Address: 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479. Phone No.: 281.232.7659. Email Address: info@montagecs.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.brazostowncenter.frontsteps.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Montage Transfer Fee (includes Resale Certificate)	\$ 225.00
Refinance Fee	\$ 75.00
Capitalization Fee (Declaration Article X, Section 4B)	The Capitalization Fee for 2023 is \$800.00. Each owner of a lot other than the Declarant is obligated to pay the capitalization fee at the time of sale. For future years, the capitalization fee amount must be confirmed with the Association.

THE FEES LISTED ABOVE ARE FEES CHARGED BY BRAZOS TOWN CENTER RESERVE HOMEOWNERS ASSOCIATION, INC. YOU WILL NEED TO REFER TO THE MANAGEMENT CERTIFICATE FOR THE MASTER ASSOCIATION (BRAZOS MASTER MAINTENANCE ASSOCIATION, INC.) FOR FEES, IF ANY, CHARGED BY THE MASTER ASSOCIATION.

Executed on this 8 day of November, 2023.

**BRAZOS TOWN CENTER RESERVE
HOMEOWNERS ASSOCIATION, INC.**

By: Montage Community Services,
Managing Agent

By: Sussan R Martinez

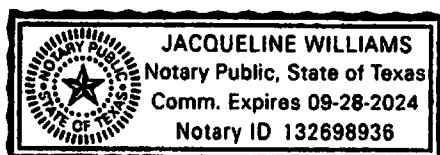
Printed: Sussan Martinez

Its: Managing Agent

*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 Fort Bend §

BEFORE ME, the undersigned notary public, on this 8 day of November 2023 personally appeared Sussan Martinez, Managing Agent for Montage Community Services, Managing Agent for Brazos Town Center Reserve Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Jacqueline Williams
Notary Public in and for the State of Texas