



Doc ID: 005283420002 Type: OFF  
Kind: CERTIFICATE  
Filed: 03/04/2025 at 10:05:00 AM  
Fee Amt: \$29.00 Page 1 of 2  
Wharton, TX

Barbara Svatek County Clerk  
File# 2025-00001104

BK 1375 Pg 393-394

**Management Certificate**  
**The Fairways Property Owners Association**  
**El Campo, Texas**

The undersigned, being an Officer of The Fairways Property Owners Association (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 is The Fairways (formerly El Prado) - (the "Subdivision Development")
2. The name of the association is The Fairways Property Owners Association (the "Association")
3. The recording data for the Subdivision Development is as follows:

The Fairways (formerly known as El Prado), a subdivision in the I. & G. N. R. R. survey No. 16, Abstract No. 216, and I. & G. N. R. R. company survey No. 17, Abstract No. 214, Wharton County, Texas, as shown by Plat thereof filed in Slide 3053 and 3054 of the Plat Records of Wharton, Texas.

4. The recording data for the declaration applicable to Subdivision Development, and all amendments thereto, are as follows:

Declaration of Covenants, Conditions, and Restrictions for The Fairways (formerly El Prado) subdivision in Wharton County, Texas, recorded as File 271912 in Volume 694, Page 713 in the Official Public Records of Wharton County, Texas, on April 19, 2007.

Amended Declaration of Covenants, Conditions, and Restrictions for The Fairways (formerly El Prado) subdivision in Wharton County, Texas, recorded as file 275634 in Volume 712, Page 591 in the Official Public Records of Wharton County, Texas, on September 6, 2007.

Second Amended Declaration of Covenants, Conditions, and Restrictions for The Fairways (formerly El Prado) subdivision in Wharton County, Texas, recorded as file #2012-00005252 in Book 898, Page 920-938 in the Official Public Records of Wharton County, Texas, on September 25, 2012.

Third Amended Declaration of Covenants, Conditions, and Restrictions for The Fairways (formerly El Prado) subdivision in Wharton County, Texas, recorded as file #2022-00003264 in Book 1267, Page 395-427 in the Official Public Records of Wharton County, Texas, on May 26, 2022.

5. The contact information for the Association is:  
The Fairways Property Owners Association  
PO Box 688  
El Campo TX 77437  
c/o The Fairways POA Treasurer  
Email: Becky@beckywied.com
6. The Fairways Property Owners Association does not utilize an outside management firm. Requests for information may be directed to the individual as stated in item #5.
7. The Fairways Property Owners Association does not maintain a website, as there are only thirty-one residential lots in the subdivision. Dedicatory instruments are available in the Official Public Records of Wharton County, Texas as noted in items 3 and 4 above.
8. The Fairways Property Owners Association charges an annual fee of \$500 per lot. There is a \$250 transfer fee due when a lot is sold.

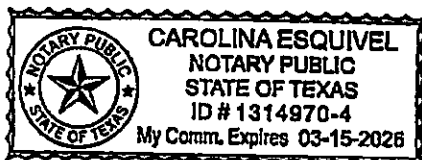
This Management Certificate is effective as of the 21 day of February, 2025.

The Fairways Property Owners Association,  
A Nonprofit Unincorporated Association

By: [Signature]  
Printed Name: BECKY WIED  
Title: Treasurer

THE STATE OF TEXAS :  
COUNTY OF WHARTON:

This instrument acknowledged before me on 21<sup>st</sup> day of February, 2025  
by Becky Wied, Treasurer for The Fairways Property  
Owners Association, a Nonprofit Unincorporated Association, on behalf of said Association.



[Signature]  
Notary Public Signature

STATE OF TEXAS COUNTY OF WHARTON  
I, hereby certify that this document was filed on the date  
and time stamped and was recorded  
on 03/04/2025 10:05 AM

2025-00001104

[Signature]



COUNTY CLERK, Wharton County, Texas  
By: \_\_\_\_\_ Deputy