



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR THE
FOSTER CREEK ESTATES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

FOSTER CREEK ESTATES ASSOCIATION, INC., a Texas non-profit corporation,
files this Management Certificate, pursuant to §209.004 of the Texas Property Code, to
supersede all prior management certificates, as follows:

- (1) the name of the subdivision is Foster Creek Estates, Sections One and Two;
- (2) the name of the association is Foster Creek Estates Association, Inc.;
- (3) the subdivisions are recorded with Map and Plat Records of Fort Bend County, Texas,
as follows:

Foster Creek Estates, Sections 1 and 2, additions in Fort Bend County,
Texas, according to the maps or plats thereof, recorded in the Map
Records of Fort Bend County, Texas, under Volume 757 Page 585 and
Volume 909 Page 697, respectively, along with any supplements,
amendments, replats and annexations thereto

- (4) the subdivision Declarations are recorded with the Real Property Records of Fort
Bend County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Foster Creek
Estates, under Clerk's File No. 34399, and at Volume 757, Page 585;
 - (b) Amendment to Declaration of Covenants, Conditions and Restrictions for
Foster Creek Estates, under Clerk's File No. 9106388;
 - (c) Supplemental to Declaration of Covenants, Conditions and Restrictions for
Foster Creek Estates, under Clerk's File No. 65370, and at Volume 802, Page
255;
 - (d) Supplemental Declaration of Covenants, Conditions and Restrictions for
Foster Creek Estates, Section Two, under Clerk's File No. 22172, and at
Volume 909, Page 697;
 - (e) Second Supplemental Declaration of Covenants, Conditions and Restrictions
for Foster Creek Estates, Section Two, under Clerk's File No. 9722918;

- (f) Amended, Restated and Consolidated Declaration of Covenants, Conditions and Restrictions for Foster Creek Estates and Foster Creek Estates, Section Two, under Clerk's File No. 2001115248;

(5) the mailing address of the Association is Foster Creek Estates Association, Inc., c/o Graham Management Company, 2825 Wilcrest Dr. #600, Houston, Texas 77042.

(6) The name, mailing address, telephone number and e-mail address of the Association's Designated Representative is:

- a) Graham Management, 2825 Wilcrest Dr. #600, Houston, Texas 77042.
- b) (713) 334-8000
- c) graham@grahammanagementhouston.com

(7) The Association's website address is:

www.grahammanagementhouston.com

(<http://www.grahammanagementhouston.com/Communities/Foster%20Creek/fostercreek.html>)

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee - \$375.00;
- (b) RUSH fee for Resale Certificate - \$150.00
(when needed in less than the time allowed by Texas Property Code Ch. 207);
- (c) Transfer Fee- \$300.00;
- (d) Payoff Request - \$125.00;
- (e) Refinance Statement - \$275.00;
- (f) Updated Resale Certificate 30-180 days of original - \$75.00 (a new Resale Certificate must be purchased after 180 days);
- (g) Restriction Compliance Inspection - \$250.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 25 DAY OF August, 2021.


By: [Signature], on behalf of Graham Management,
Managing Agent for Foster Creek Estates Association, Inc.

Print Name: Leeann Austin

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Leeann Austin, of Graham Management Managing Agent for Foster Creek Estates Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 25th day of August, 2021.

 JESSICA LIZETH DELGADO
Notary ID #132968635
My Commission Expires
~~March 11, 2025~~
Notary Public, State of Texas
Jessica Delgado