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12/28/2021 3:02 PM



Laura Richard, County Clerk Fort Bend County Texas

Pages: 5 Fee: \$32.00

## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FULBROOK HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
COUNTY OF FORT BEND §

FULBROOK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association 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 Fulbrook;
- (2) the name of the Association is Fulbrook Homeowners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Fort Bend County, Texas, as follows:
  - (a) Fulbrook Section One A under Instrument No. 1176644 and Slide No. 1822A and 1822B;
  - (b) Fulbrook Section One B, under instrument No. 20010147 and Slide Nos. 2205B and 2206A;
  - (c) Fulbrook Section Two A, under Instrument No. 1176645 and Slide Nos. 1823A and 1823B;
  - (d) Fulbrook Section Two B, under Instrument No. 20190114;
  - (e) Fulbrook Section Two C, under Instrument No. 1176646 and Slide Nos. 1824A and 1824B;
  - (f) Fulbrook Section Two C Second Partial Replat, under Instrument No. 20060189;
  - (g) Fulbrook Section Two D, under Instrument No. 1176872 and Slide Nos. 1983B and 1984A;
  - (h) Fulbrook Section Two E, under Instrument No. 1177133 and Slide Nos. 2173A and 2173B;
  - (i) Fulbrook Section Two F, under Instrument No. 20060241;
  - (j) Fulbrook Section Three A, under Instrument No. 1177134 and Slide Nos. 2174A and 2174B;
  - (k) Fulbrook Section Three B, under Instrument No. 20070094;

- (l) Fulbrook Section Three C, under Instrument No. 20140192;
- (m) Fulbrook Section Three D, under Instrument No. 20160069
- (n) Fulbrook Section Four A, under Instrument No. 20050164;
- (o) Fulbrook Section Five A, under Instrument No. 20070026;
- (p) Fulbrook Section Five B, under Instrument No. 20100077;
- (q) Fulbrook Section Five C, under Instrument No. 20130183;
- (r) Fulbrook Section Five C Partial Replat, under Instrument No. 20150183;
- (s) Fulbrook Section Five D, under Instrument No. 20140195;
- (t) Fulbrook Section Five D Partial Replat, under Instrument No. 20150184;
- (u) Fulbrook Section Six A, under Instrument No. 20190111;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions for Fulbrook, recorded under Clerk's File No. 1999051521;
  - (b) Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 1999106775;
  - (c) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section One-A, under Clerk's File No. 1999105849;
  - (d) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section One-B, under Clerk's File No. 2001097001;
  - (e) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-A, under Clerk's File No. 1999082569;
  - (f) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two B, under Clerk's File No. 2019059427;
  - (g) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-C, under Clerk's File No. 1999082568;
  - (h) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-D, under Clerk's File No. 2000041083;
  - (i) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-E, under Clerk's File No. 2001111718;

- (j) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Two-F, under Clerk's File No. 2006149073;
- (k) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Three-A, under Clerk's File No. 2001111717;
- (l) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Three-B, under Clerk's File No. 2007064483;
- (m) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Three-C, under Clerk's File No. 2015005479;
- (n) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Three-D, under Clerk's File No. 2016040422;
- (o) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Four-A, under Clerk's File No. 2005134746;
- (p) Declaration of Annexation, Fulbrook Future Sections, under Clerk's File No. 2001033992;
- (q) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 2001091640;
- (r) Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 2003109758;
- (s) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 2004077903;
- (t) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Fulbrook under Clerk's File No. 2005136150;
- (u) Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Fulbrook under Clerk's File No. 2011116009;
- (v) Sixth Amendment Declaration of Covenants, Conditions and Restrictions for Fulbrook, under Clerk's File No. 2016068381;
- (w) Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Five-A, under Clerk's File No. 2007043810;
- (x) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Five-B, under Clerk's File No. 2010066360;
- (y) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Five-C, under Clerk's File No. 2013104664;

- (z) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Five-D, under Clerk's File No. 2015005480;
- (aa) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Six A, under Clerk's File No. 2019053033;
- (bb) First Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for Fulbrook, Section Six A, under Clerk's File No. 2019069364;
- (5) the name and mailing address of the Association is:
  - (a) Fulbrook Homeowners Association, Inc., c/o KPM Management, P.O. Box 6333, Katy, Texas 77491
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) KPM Management, P.O. Box 6333, Katy, Texas 77491
  - (b) (281) 685-3090
  - (c) MGMT@KPMmanagement.com
- (7) The Association's website address is:

## https://fulbrook.org/

- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
  - (a) Transfer Fee \$285.00;
  - (b) Refinance Fee \$100.00;
  - (c) Resale Certificate \$350.00;
  - (d) 24 Hour Expedited Fee \$100.00;
  - (e) Capitalization Fee Equivalent to then-current Assessment amount at time of purchase.
- (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 22 DAY OF DECEMBER 2021.
By:, on behalf of KPM Management, Managing Agent for Fulbrook Homeowners Association, Inc.  Print Name
STATE OF TEXAS \$ \$ COUNTY OF FORT BEND \$
BEFORE ME, the undersigned authority, on this day personally appeared CVLG HUNG., of KPM Management, Managing Agent for Fulbrook Homeowners 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 22 day of Dewyber, 2021.
MCKENZIE KELLEY Notary Public, State of Texas My Commission Expires December 10, 2023 NOTARY ID 13227856-9  MOKENZIE KELLEY Notary Public State of Texas