



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

**for**

**GRAND VISTA COMMUNITY ASSOCIATION, INC.**

**STATE OF TEXAS** §  
§  
**COUNTY OF FORT BEND** §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Grand Vista Community Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Fort Bend County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code, which supersedes any prior Management Certificate filed by the Association.

**1. Name of the subdivision.**

The name of the subdivisions collectively known as Grand Vista are as follows:

Subdivision Name
Grand Vista section 1
Grand Vista section 2
Grand Vista section 3
Grand Vista section 4
Grand Vista section 5
Grand Vista section 6
Grand Vista section 7
Grand Vista section 8
Grand Vista section 9
Grand Vista section 10
Grand Vista section 11
Grand Vista section 12
Grand Vista section 13
Grand Vista section 14
Grand Vista section 15
Grand Vista section 16
Grand Vista section 17
Grand Vista section 18
Grand Vista section 19
Grand Vista section 20
Grand Vista section 21

Grand Vista section 22
Grand Vista section 23
Grand Vista section 24
Grand Vista section 25
Grand Vista section 26
Grand Vista section 27

**2. Name of the association.**

Grand Vista Community Association, Inc.

**3. Recording data for the subdivision.**

The recording data in the Plat Records of Fort Bend County, Texas, are as follows:

Plat Name	Filing Date	Clerk File Number
Grand Vista section 1	10/08/2013	20130249
Grand Vista section 2	12/11/2013	20130316
Grand Vista section 3	11/26/2013	20130299
Grand Vista section 4	11/26/2013	20130298
Grand Vista section 5	12/10/2013	20130311
Grand Vista section 6	12/09/2014	20140288
Grand Vista section 7	02/03/2015	20150029
Grand Vista section 8	01/06/2015	20150005
Grand Vista section 9	02/03/2015	20150027
Grand Vista section 10	03/24/2015	20150074
Grand Vista section 11	02/24/2015	20150047
Grand Vista section 12	03/10/2015	20150064
Grand Vista section 13	07/28/2015	20150200
Grand Vista section 14	12/16/2015	20150328
Grand Vista section 15	10/06/2015	20150264
Grand Vista section 16	07/27/2016	20160179
Grand Vista section 17	11/12/2019	20190108
Grand Vista section 17 Partial Replat No. 1	11/12/2019	20190280
Grand Vista section 17 Partial Replat No. 2	11/12/2019	20190279
Grand Vista section 18	12/31/2020	20200276
Grand Vista section 19	04/09/2019	20190109
Grand Vista section 20	03/06/2018	20170110
Grand Vista section 21	11/28/2017	20170253
Grand Vista section 22	08/29/2019	20190219
Grand Vista section 23	06/09/2020	20200120
Grand Vista section 24	08/24/2021	20210197
Grand Vista section 25	07/27/2016	20160178
Grand Vista section 26	05/01/2018	20180124
Grand Vista section 27	09/04/2018	20180215
Grand Vista Lakes Drive and Reserves	08/09/2016	20160190

Grand Vista Lakes Drive and Reserves Partial Replat No. 1	12/20/2016	20160293
Grand Vista Springs Boulevard and Reserve	11/05/2013	20130289
Grand Vista Springs Boulevard Street Dedication Section 1	12/09/2014	20140287
Grand Vista Springs Boulevard Street Dedication Section 2	07/28/2015	20150201
Windy Vista Lakes Drive Dedication Section 1	04/09/2019	20190112

**4. Recording data for the declaration and any amendments to the declaration.**

The recording data in the Real Property Records of Fort Bend County, Texas, are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions and Restrictions for Grand Vista	02/26/2014	2014018048
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista	09/30/2014	2014106947
Amended and Restated Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista	03/24/2015	2015029591
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 6	01/05/2015	2015001106
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 7	07/08/2015	2015074972
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 8	07/08/2015	2015074973
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 9	07/08/2015	2015074974
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 10	07/08/2015	2015074975
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 11	07/08/2015	2015074976
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 12	07/08/2015	2015074977
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 13	01/13/2016	2016003831
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 14	01/13/2016	2016003832
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 15	01/13/2016	2016003833
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 16	02/26/2018	2018019847
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 17	08/26/2019	2019096101
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 18	02/25/2021	2021028906
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 19	08/23/2019	2019095302
Supplemental Amendment to the Declaration of Covenants,	03/06/2018	2018023520

Conditions and Restrictions for Grand Vista Section 20		
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 21	02/28/2018	2018021393
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 22	12/10/2019	2019141443
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 23	10/22/2020	2020147269
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 24	05/23/2022	2022069935
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 25	02/28/2018	2018021383
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 26	05/18/2018	2018054146
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Vista Section 27	09/19/2018	2018106705
Annexation Agreement for Grand Vista Lakes Drive and Reserves	08/26/2019	2019096098
Annexation Agreement for Grand Vista Springs Boulevard Section 1	01/05/2015	2015001105
Annexation Agreement for Grand Vista Springs Boulevard Street Dedication Section 2	08/26/2019	2019096099
Annexation Agreement for Windy Vista Lakes Drive Street Dedication Section 1	08/26/2019	2019096100

**5. Name and mailing address for the association.**

Grand Vista Community Association, Inc.  
c/o C.I.A. Services, Inc.  
18333 Timber Forest Drive  
Humble, TX 77346

**6. Name, mailing address, telephone number, and email address of the person managing the association or its designated representative.**

C.I.A. Services, Inc.  
18333 Timber Forest Drive  
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

**7. Website address of any internet website on which the association's dedicatory instruments are available.**

www.ciaservices.com

**8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.**

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller, or their agents, the lender, title

company, or others associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Required; Package in compliance with Code
Resale Certificate Update	\$75	Required: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Capitalization Fee	\$*	100% of the then current Annual Assessment Rate. Some exemptions apply. *The Capitalization Fee for 2023 is \$875.00 and for 2024 is \$945.00. For future years, the Capitalization fee must be verified with the Association.

**9. Other information the association considers appropriate.**

- New owners are encouraged to provide email addresses and/or cell phone numbers to the Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts, and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as perform 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

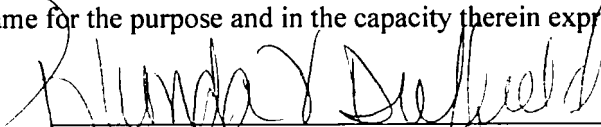
EXECUTED on this 31 day of May, 2024.

**Grand Vista Community Association, Inc.**  
By: C.I.A. Services, Inc., Managing Agent

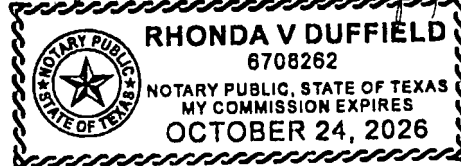
  
Valerie Lehr, Community Manager

**STATE OF TEXAS** §  
§  
**COUNTY OF FORT BEND** §

BEFORE ME, the undersigned notary public, on this 31 day of May, 2024 personally appeared Valerie Lehr, Community Manager for C.I.A. Services, Inc., Managing Agent for Grand Vista Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



**After recording, please return to:**  
C.I.A. Services, Inc.  
PO Box 63178  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178