



**Fairway Vistas at Greatwood Townhome Association, Inc MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Fairway Vistas at Greatwood Townhome Association, Inc** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Fairway Vistas at Greatwood, Inc

**Name of the Association:** Fairway Vistas at Greatwood Townhome Association, Inc

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Fort Bend County, Texas, as follows;

- (a) File No. 200035067, Slide No. 1980A and 1980B
- (b) File No. 2000061729, Slide No. 2020B

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, Restrictions and Easements, under Fort Bend County Clerk's File No. 2000100179, along with any amendments or supplements thereto;
- (b) Supplemental Declaration of Amendments to Declaration of Protective Covenants for Greatwood and First Amendment to By Laws, under Fort Bend County Clerk's File Nos. 8940912 and 1999048154, along with any amendments or supplements thereto;
- (c) Supplemental Declaration of Protective Covenants for Greatwood, under Fort Bend County Clerk's File No. 2000050896, along with any amendments or supplements thereto;
- (d) Policy Regarding Service on the Architectural Review Committee, under Fort Bend County Clerk's File No. 2021198617, along with any amendments or supplements thereto;
- (e) Article of Incorporation, under Fort Bend County Clerk's File No. 2011122798, along with any amendments or supplements thereto;
- (f) Guidelines for Display of Certain Religious Items, Guidelines for Installation and Use of Certain Residence Security Measures, Guidelines for Bid Solicitation and Review Process, Policy Regarding Deed Restriction Violation Hearings, under Fort Bend County Clerk's File No. 2021165419, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Fairway Vistas at Greatwood, Inc  
c/o Houston Community Management  
17049 El Camino Real #100  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Houston Community Management  
17409 El Camino Real #100  
Houston, Texas 77058  
832-864-1200  
[customerservice@houcomm.com](mailto:customerservice@houcomm.com)

**Website Address of the Association**

www.townsq.io

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite

\$125 for 3 day expedite

Executed on this the 20 day of December 2022

Fairway Vistas at Greatwood, Inc, acting by and through its  
managing agent, Houston Community Management

*Tracy Downs*

Tracy Downs, President of Operations

STATE OF TEXAS       §  
COUNTY OF Harris   §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Fairway Vistas at Greatwood, Inc, a Texas nonprofit corporation, on behalf of such corporation.

*Jessica Richardson*

Jessica Richardson  
Notary Public, State of Texas

When recorded return to:  
**Houston Community Management**  
**17409 El Camino Real #100**  
**Houston, Texas 77058**

