



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
GRAND LAKES COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Grand Lakes Community Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Grand Lakes.
2. Name of Association: The name of the Association is Grand Lakes Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Grand Lakes" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 9757011 (which said Exhibit "A" is incorporated herein by reference).
 - b. Grand Lakes, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1689B and 1690A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Grand Lakes, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1690B and 1691A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Grand Lakes, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1691B and 1692A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- e. Grand Lakes, Section Four (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide No. 1692B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Grand Lakes, Section Five (5), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1883B and 1884A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Grand Lakes, Section Six (6), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide No. 1816B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Grand Lakes, Section Seven (7), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1925A and 1925B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Grand Lakes, Section Eight (8), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1817A and 1817B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Grand Lakes, Section Nine (9), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 1177093 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Grand Lakes, Section Nine (9), Partial Replat No. One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20010143 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Grand Lakes, Section Ten (10), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1926A and 1926B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Grand Lakes, Section Eleven (11), is a 14.90 acre tract of land as described by metes and bounds on Exhibit "A" attached to the

“Declaration of Supplemental Restrictions for Grand Lakes, Section Eleven” recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk’s File No. 2000035232 (which said Exhibit “A” is incorporated herein by reference).

- n. Grand Lakes, Section Twelve (12), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide No. 2068A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Grand Lakes, Section Twelve (12), Amending Plat No. One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2133A and 2133B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Grand Lakes, Section Fourteen (14), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide No. 2364A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Grand Lakes Phase Two (2), Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2060A and 2060B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Grand Lakes Phase Two (2), Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2046A and 2046B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Grand Lakes Phase Two (2), Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2071B and 2072A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Grand Lakes, Phase Two (2), Section Four (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20010145 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- u. Grand Lakes, Phase Two (2), Section Five (5), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2290A and 2290B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Grand Lakes, Phase Two (2), Section Six (6), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2243B and 2244A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Grand Lakes Phase Three (3), Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2221A and 2221B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Grand Lakes Phase Three (3), Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2222B and 2223A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Grand Lakes Phase Three (3), Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2263A and 2263B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- z. Grand Lakes Phase Three (3), Section Four (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2301A and 2301B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- aa. Grand Lakes Phase Three (3), Section Five (5), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2446B and 2447A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- bb. Grand Lakes Phase Three (3), Section Six (6), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2485A and 2485B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- cc. Grand Lakes Phase Three (3), Section Seven (7), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2484A and 2484B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- dd. Grand Lakes Phase Three (3), Section Eight (8), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20040005 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ee. Grand Lakes Phase Three (3), Section Nine (9), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20040080 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ff. Grand Lakes Phase Three (3), Section Ten (10), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20050035 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- gg. Grand Lakes Phase Three (3), Section Eleven (11), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20060002 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- hh. Grand Lakes Phase Four (4), Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2431A and 2431B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- ii. Grand Lakes Phase Four (4), Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2432A and 2432B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- jj. Grand Lakes Phase Four (4), Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide No. 2531B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- kk. Grand Lakes Phase Four (4), Section Four (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded

under File No. 20040077 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- ll. Grand Lakes Phase Four (4), Section Four (4), Partial Replat No. One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20050016 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- mm. Grand Lakes Phase Four (4), Section Five (5), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20050074 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- nn. Grand Lakes Phase Four (4), Section Six (6), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20050001 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- oo. Grand Lakes Phase Four (4), Section Seven (7), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under File No. 20060011 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Grand Lakes.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Lakes.
 - (3) Amendment to Declaration of Covenants, Conditions and Restrictions for Grand Lakes.
 - (4) Declaration of Supplemental Restrictions for Grand Lakes, Section One.
 - (5) Declaration of Supplemental Restrictions for Grand Lakes, Section Two.
 - (6) Declaration of Supplemental Restrictions for Grand Lakes, Section Three.
 - (7) Declaration of Supplemental Restrictions for Grand Lakes, Section Four.

- (8) Amendment to Declaration of Supplemental Restrictions for Grand Lakes, Section Four.
- (9) Declaration of Supplemental Restrictions for Grand Lakes, Section Five.
- (10) Declaration of Supplemental Restrictions for Grand Lakes, Section Six.
- (11) Declaration of Supplemental Restrictions for Grand Lakes, Section Seven.
- (12) Declaration of Supplemental Restrictions for Grand Lakes, Section Eight.
- (13) Declaration of Supplemental Restrictions for Grand Lakes, Section Nine.
- (14) Declaration of Supplemental Restrictions for Grand Lakes, Section Ten.
- (15) Amendment to Declaration of Supplemental Restrictions for Grand Lakes, Section Ten.
- (16) Declaration of Supplemental Restrictions for Grand Lakes, Section Eleven.
- (17) Declaration of Supplemental Restrictions for Grand Lakes, Section Twelve.
- (18) Declaration of Supplemental Restrictions for Grand Lakes, Phase Two, Section One.
- (19) Declaration of Supplemental Restrictions for Grand Lakes, Phase Two, Section Two.
- (20) Declaration of Supplemental Restrictions for Grand Lakes, Phase Two, Section Three.
- (21) Declaration of Supplemental Restrictions for Grand Lakes, Phase Two, Section Four.
- (22) Declaration of Supplemental Restrictions for Grand Lakes, Phase Two, Section Five.
- (23) Declaration of Supplemental Restrictions for Grand Lakes, Phase Three, Section One.
- (24) Declaration of Supplemental Restrictions for Grand Lakes, Phase Three, Section Two.
- (25) Declaration of Supplemental Restrictions for Grand Lakes, Phase Three, Section Three.
- (26) Declaration of Supplemental Restrictions for Grand Lakes, Phase Three, Section Five.
- (27) Declaration of Supplemental Restrictions for Grand Lakes, Phase Three, Section Seven.
- (28) Declaration of Supplemental Restrictions for Grand Lakes, Phase Three, Section Eight.
- (29) Declaration of Supplemental Restrictions for Grand Lakes, Phase Three, Section Nine.
- (30) Declaration of Supplemental Restrictions for Grand Lakes, Phase Three, Section Eleven.

- (31) Declaration of Supplemental Restrictions for Grand Lakes, Phase Four, Section Two.
- (32) Declaration of Supplemental Restrictions for Grand Lakes, Phase Four, Section Three.
- (33) Declaration of Supplemental Restrictions for Grand Lakes, Phase Four, Section Four.
- (34) Declaration of Supplemental Restrictions for Grand Lakes, Phase Four, Section Five.
- (35) Declaration of Supplemental Restrictions for Grand Lakes, Phase Four, Section Six.
- (36) Declaration of Supplemental Restrictions for Grand Lakes, Phase Four, Section Seven.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 9757011.
- (2) Fort Bend County Clerk's File No. 9761514.
- (3) Fort Bend County Clerk's File No. 9838251.
- (4) Fort Bend County Clerk's File No. 9823447.
- (5) Fort Bend County Clerk's File No. 9823448.
- (6) Fort Bend County Clerk's File No. 9823449.
- (7) Fort Bend County Clerk's File No. 9823450.
- (8) Fort Bend County Clerk's File No. 9889180.
- (9) Fort Bend County Clerk's File No. 1999111942.
- (10) Fort Bend County Clerk's File No. 1999012353.
- (11) Fort Bend County Clerk's File No. 2000016213.
- (12) Fort Bend County Clerk's File No. 1999042207.
- (13) Fort Bend County Clerk's File No. 2001042119.
- (14) Fort Bend County Clerk's File No. 1999109354.
- (15) Fort Bend County Clerk's File No. 2000064385.
- (16) Fort Bend County Clerk's File No. 2000035232.
- (17) Fort Bend County Clerk's File No. 2000092240.
- (18) Fort Bend County Clerk's File No. 2000098349.
- (19) Fort Bend County Clerk's File No. 2000098350.
- (20) Fort Bend County Clerk's File No. 2001009349.
- (21) Fort Bend County Clerk's File No. 2001100861.
- (22) Fort Bend County Clerk's File No. 2002065997.
- (23) Fort Bend County Clerk's File No. 2001117955.
- (24) Fort Bend County Clerk's File No. 2002002684.
- (25) Fort Bend County Clerk's File No. 2002111125.
- (26) Fort Bend County Clerk's File No. 2003099486.
- (27) Fort Bend County Clerk's File No. 2003132735.
- (28) Fort Bend County Clerk's File No. 2004091137.
- (29) Fort Bend County Clerk's File No. 2004132709.
- (30) Fort Bend County Clerk's File No. 2006061013.
- (31) Fort Bend County Clerk's File No. 2003148175.
- (32) Fort Bend County Clerk's File No. 2004044269.

- (33) Fort Bend County Clerk's File No. 2005032048.
- (34) Fort Bend County Clerk's File No. 2005099567.
- (35) Fort Bend County Clerk's File No. 2005128897.
- (36) Fort Bend County Clerk's File No. 2006135359.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Grand Lakes Community Association, Inc. c/o Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Montage Community Services. Address: 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479. Phone No.: 281.232.7659. Email Address: info@montagecs.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.grandlakes.frontsteps.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Montage Transfer Fee (includes Resale Certificate)	\$ 225.00
Refinance Fee	\$ 75.00

Executed on this 13 day of February, 2024.

**GRAND LAKES COMMUNITY
ASSOCIATION, INC.**

By: Montage Community Services, Managing Agent

By: Susan R. Summers

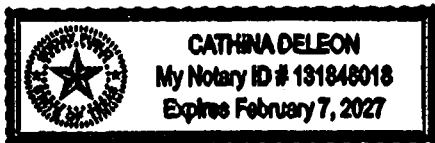
Printed: Susan R. Summers

Its: Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this 13 day of February 2024 personally appeared Sussan K Summers, Manager for Montage Community Services, Managing Agent for Grand Lakes Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Cathina DeLeon
 Notary Public in and for the State of Texas