



**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**CHURCHILL FARMS COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §

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COUNTY OF FORT BEND §

Churchill Farms Community Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to Section 209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The subdivision is commonly known as Churchill Farms.
- (2) The name of the Association is Churchill Farms Community Association, Inc.
- (3) The subdivision is recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) Churchill Farms, Sections One, under Instrument No. 20120046;
- (b) Churchill Farms, Sections Two, under Instrument No. 20120051;
- (c) Churchill Farms, Sections Three, under Instrument No. 20120050;
- (d) Churchill Farms, Sections Four, under Instrument No. 20120053;
- (e) Churchill Farms, Sections Five, under Instrument No. 20130073;
- (f) Churchill Farms, Sections Six, under Instrument No. 20130072;
- (g) Churchill Farms, Sections Seven, under Instrument No. 20130313;
- (h) Churchill Farms, Sections Eight, under Instrument No. 20130074;
- (i) Churchill Farms, Sections Nine, under Instrument No. 20130309;
- (j) Churchill Farms, Sections Ten, under Instrument No. 20130310.

- (4) The Declaration and any amendments thereto are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) Declarant of Covenants, Conditions and Restrictions for Churchill Farms, under Instrument No. 2012055445;
  - (b) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Five, under Instrument No. 2013093011;
  - (c) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Six, under Instrument No. 2013093013;
  - (d) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Seven, under Instrument No. 2014091419;
  - (e) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Eight, under Instrument No. 2013093012;
  - (f) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Nine, under Clerk's File No. 2014010001;
  - (g) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Ten, under Instrument No. 2014010000.
- (5) The name and mailing address of the Association is:
- (a) Churchill Farms Community Association, Inc., c/o Inframark Management Services, 2002 West Grand Parkway North, Suite 100, Katy, Texas, 77449.
- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
- (a) Inframark Management Services;
  - (b) 2002 West Grand Parkway North, Suite 100, Katy, Texas, 77449;
  - (c) (281) 463-1777;
  - (d) [communitymanagement@inframark.com](mailto:communitymanagement@inframark.com).
- (7) The Association's website address is: <https://home.inframark.com/?c=347>
- (8) The following fees are charged by the Association relating to a property transfer in the subdivision:

- (a) Transfer Fee: \$275.00;
- (b) Resale Certificate Fee: \$375.00;
- (c) Updated Resale Certificate Fee: \$75.00;
- (d) One-Day Rush Fee: \$185.00;
- (e) Three-Day Rush Fee: \$150.00;
- (f) Five-Day Rush Fee: \$125.00;
- (g) Refinance Fee: \$100.00.

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

SIGNED THIS 5 DAY OF AUGUST, 2025.

By: Kelly Dixon, Director of Community Management for Inframark Management Services, as agent for Churchill Farms Community Association, Inc.:

/s: Kelly Dixon

STATE OF TEXAS                   §  
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 COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 5 day of August, 2025, by Kelly Dixon, Director of Community Management for Inframark Management Services, as agent for Churchill Farms Community Association, Inc.

Maribel Condon  
 Notary Public, State of Texas

