



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
TAJ RESIDENCES COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
   §  
COUNTY OF FORT BEND   §

The undersigned, being the Managing Agent for Taj Residences 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 Taj Residences.
2. Name of Association: The name of the Association is Taj Residences Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Taj Residences, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20190288 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Taj Residences Partial Replat No. 1, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 2022059 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) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Taj Residences.
  - b. Recording Information:
    - (1) Fort Bend County Clerk's File No. 2022154177.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Taj Residences Community Association, Inc. c/o FirstService Residential Houston, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Lauren Luca, Association Manager, FirstService Residential Houston. Address: 1330 Enclave Parkway, Suite 425, Houston, Texas 77077. Phone No.: 1.877.253.9689. Email Address: houston@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://taj.connectresident.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 295.00**
Refinance Fee	\$ 100.00
Welcome Packet Fee	\$ 26.50
Capitalization Fee [Declaration Article XIV, Section E]	Capitalization Fee is equal to 100% of the then-current Annual Assessment. The Capitalization Fee varies depending on the type of lot acquired. Some exemptions apply. The Capitalization Fee amount must be confirmed with the Association.

\*\*Fee prior to January 1, 2023 is \$275 and will increase to \$295 effective January 1, 2023.

Executed on this 4 day of January, ~~2022~~ 2023 cl

TAJ RESIDENCES COMMUNITY  
ASSOCIATION, INC.

By: FirstService Residential, Managing Agent

By: Cristy Popovich

Printed: Cristy Popovich

Its: Regional Director

\*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 4<sup>th</sup> day of January, 2023 personally appeared Cristy Popovich, Regional Director for FirstService Residential, Managing Agent for Taj Residences 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.

Cherish Dunford  
Notary Public in and for the State of Texas

