



*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

Pages: 3

Fee: \$ 24.00

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
ROYAL LAKES ESTATES HOMEOWNER'S ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

The undersigned, being the Manager of **Royal Lakes Estates Homeowner's Association, Inc.**, (hereinafter the "Association"), a non-profit corporation 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 Association:**

The name of the Association is Royal Lakes Estates Homeowner's Association, Inc.

**2. Name of Subdivision(s):**

The names of the Subdivision(s) are:

Royal Lakes Estates Section One  
Royal Lakes Estates Section Two

**3. Recording Data for the Subdivision(s):**

The recording data for the subdivision(s) is as follows:

- a. Royal Lakes Estates - Section One, a subdivision of land containing one hundred four (104) single family residential lots and eight (8) reserves according to the plat thereof originally recorded under Slide No. 1685/A in the Map Records of Fort Bend County, Texas and subsequently filed as the Replat of Royal Lakes Estates - Section One under File No. 1999043736 and Slide No. 1854B in the Map Records of Fort Bend County, Texas.
- b. Royal Lakes Estates - Section Two Supplemental Declaration and Annexation Agreement: All of the 188.4228 Acres of land out of the Abner Kuykendall Survey, Abstract No. 48, in Fort Bend County, Texas as defined in the Subdivision Plat of Royal Lakes Estates-Section Two containing Ten (10) Blocks, 154 Lots and Four (4) Reserves as filed under County Clerk's File No. 2000061741 and County Clerk's Plat File No. 2020/B in the County Records of Fort Bend County, Texas.

**4. Recording Data for the Declaration(s):**

Royal Lakes Estates Section 1  
Royal Lakes Estates Section 2

Filed: 05/26/99 - Clerk File No: 1999044270  
Filed: 05/26/99 - Clerk File No: 2001015571

**5. Association Information:****The contact information for the association is as follows:**

Royal Lakes Estates Homeowners  
Association, Inc.  
c/o Montage Community Services  
7002 Riverbrook Drive, Suite 400  
Sugar Land, Texas 77479  
Phone: 281-232-7659

**6. Designated Representative Information:****The contact information for the person or entity managing the association is as follows:**

Sussan Martinez, Manager  
c/o Montage Community  
Services  
7002 Riverbrook Drive, Suite  
400  
Sugar Land, Texas 77479  
Phone: 281-232-7659  
Email address: [Sussan.martinez@montagecs.com](mailto:Sussan.martinez@montagecs.com)

**7. Fees Related to Property Transfer::**

Resale Certificate: \$225.00  
Transfer Fee: \$225.00  
Refinance Fee: \$75.00

**8. Association Website:**

[https://frontsteps.cloud/CaliberWeb2\\_MCS](https://frontsteps.cloud/CaliberWeb2_MCS)

**9. Other Optional Information:**

Management Company Website:  
<https://montagecs.com/>

Executed this the 8 day of September, 2021.

**ROYAL LAKES ESTATES  
HOMEOWNER'S ASSOCIATION, INC.**

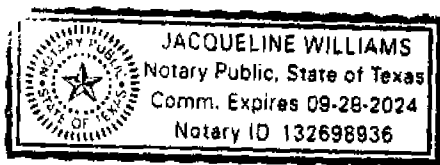
By: Sussan R Martinez  
Signature (Manager)

Sussan R Martinez  
Print Name (Manager)

THE STATE OF TEXAS  
COUNTY OF FORT BEND

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§  
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BEFORE ME, the undersigned notary public, on this the 8 day of September, 2021, personally appeared Sussan Martinez, Manager of **ROYAL LAKES ESTATES HOMEOWNER'S ASSOCIATION, INC.**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.



*Jacqueline Williams*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**Disclaimer:** Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.