



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
PARKWAY TRAILS HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

PARKWAY TRAILS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Parkway Trails;
- (2) the name of the Association is Parkway Trails Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map Records of Fort Bend County, Texas, as follows:
 - (a) Parkway Trails, Section One, under Instrument No. 20060065;
 - (b) Parkway Trails, Section Two, under Instrument No. 20060066;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Parkway Trails Section One and Section Two, under Instrument No. 2006081689;
 - (b) Declaration of Covenants, Conditions and Restrictions for Parkway Trails – Section Two, under Instrument No. 2006032200;
- (5) the name and mailing address of the Association is:
 - (a) Parkway Trails Homeowners Association, Inc., c/o Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Montage Community Services, LLC, 7002 Riverbrook Drive, Suite 400,
Sugar Land TX 77479;

(b) (281) 232-7659;

(c) info@montagecs.com;

(7) The Association's website address is: https://frontsteps.cloud/CaliberWeb2_MCS;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$225.00;

(b) Transfer of Accounts Fee - \$225.00;

(c) Refinance Statement of Account - \$75.00;

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

SIGNED THIS 18 DAY OF August, 2021.

By: Sussan R. Martinez, on behalf of
Montage Community Services, LLC, Managing Agent for
Parkway Trails Homeowners Association, Inc.

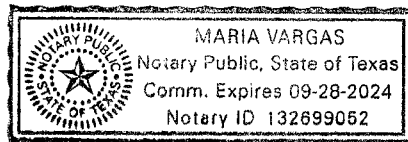
Sussan R. Martinez
Print Name

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Sussan R. Martinez, of Montage Community Services, LLC, Managing Agent for Parkway Trails Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this 18 day of August, 2021.

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



Maria Vargas
Notary Public, State of Texas