

AMENDED MANAGEMENT CERTIFICATE
for
FORTIS AT THE MUSEUMS HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Pursuant to Section 209.004 of the Texas Property Code, the undersigned officer of Fortis at the Museums Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, states as follows:

1. Name of Subdivision: The name of the Subdivision is Fortis at the Museums.
2. Name of Association: The name of the Association is Fortis at the Museums Homeowners Association, Inc.
3. Recording Data for the Subdivision: Film Code 679206 recorded in the Map Records of Harris County, Texas; and Film Code 665026 recorded in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

- Declaration of Covenants, Conditions, Restrictions for Fortis at the Museums, filed of record on August 29, 2016, in the Real Property Records of Harris County, Texas, under County Clerk's file number RP-2016-384452;
- Notice of Annexation and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Fortis at the Museums, filed of record on June 19, 2017, in the Real Property Records of Harris County, Texas, under County Clerk's file number RP-2017-269595;
- Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Fortis at the Museums, filed of record on August 1, 2023, in the Real Property Records of Harris County, Texas, under County Clerk's file number RP-2023-290067;

Selected Additional Governing Documents:

- Bylaws of Fortis at the Museums Homeowners Association, Inc., filed of record on June 19, 2017, in the Real Property Records of Harris County, Texas, under County Clerk's file number RP-2017-269595;

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- Payment Plan Policy, filed of record on June 19, 2017, in the Real Property Records of Harris County, Texas, under County Clerk's file number RP-2017-269595;
- Document Retention Policy, filed of record on June 19, 2017, in the Real Property Records of Harris County, Texas, under County Clerk's file number RP-2017-269595;
- Records Production and Copying Policy, filed of record on June 19, 2017, in the Real Property Records of Harris County, Texas, under County Clerk's file number RP-2017-269595; and
- Amended Rental Disclosure Policy, filed of record on January 18, 2024, in the Real Property Records of Harris County, Texas, under County Clerk's file number RP-2024-19137.

5. Name and Mailing Address for the Association: The mailing address for the Association is:

Fortis at the Museums Homeowners Association, Inc.
c/o Lone Star Community Management
1903 Vermont Street
Houston, Texas 77019

6. Name and Mailing Address of the Person Managing the Association or the Association's Designated Representative: The Association's Designated Representative is:

Lone Star Community Management
1903 Vermont Street
Houston, Texas 77019
(281) 717-3481 tel.
office@lonestarcommunitymgmt.com

7. Website Address. fortisatthemuseums.com

8. Transfer Fees. The Association may be contacted through its Designated Representative by email at office@lonestarcommunitymgmt.com or by phone at (281) 717-3481.

Purchasers are directed to contact the Association prior to purchasing or transferring property in the Subdivision to obtain a payoff statement and/or resale certificate. All purchasers/transferees are subject to a transfer fee of \$250.00 which includes a payoff statement. Resale certificates are subject to a fee of \$375.00; updates to resale certificates are subject to a fee of \$75.00; rush requests for a resale certificate (fewer than 10 business days) are subject to a fee of \$75.00.

Executed on this 19th day of January, 2024.

Fortis at the Museums Homeowners Association, Inc.

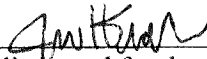


Mackenzi Odom, Community Manager

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

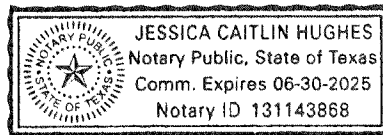
BEFORE ME, the undersigned notary public, on this day personally appeared Mackenzi Odom, Community Manager for Fortis at the Museums Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO ME on this 19th day of January, 2023.



Notary Public in and for the State of Texas

Return to:
Lone Star Community Management
1903 Vermont Street
Houston, Texas 77019



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Pages 4
01/19/2024 01:31 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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