



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
COMMUNITY ASSOCIATION OF ROYAL LAKES MANOR, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

The undersigned, being the Managing Agent of Community Association of Royal Lakes Manor, Inc., 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 Community Association of Royal Lakes Manor, Inc.:

1. Name of Subdivision: Royal Lakes Manor.
2. Name of Association: Community Association of Royal Lakes Manor, Inc.
3. Recording Data for the Subdivision and Declaration:
  - a) Royal Lakes Manor, Section One, a subdivision of 51.5729 acres and containing 39 Lots and 4 blocks out of the Abner Kuykendall Survey, Abstract No. 48, accordingly to the map or plat thereof, filed on the 7<sup>th</sup> day of September, 2004 under Clerks File No. 20040170 of the Plat Records of Fort Bend County, Texas.
  - b) Declaration of Covenants, Conditions, and Restrictions for Royal Lakes Manor filed January 5, 2006, in the Official Public Records of Fort Bend County, Texas, under County Clerk's File No. 2006001736.
4. Name and Mailing Address of the Association is: Community Association of Royal Lakes Manor, Inc. C/O Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.
5. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.
6. Telephone Number to Contact the Association is: Community Association of Royal Lakes Manor, Inc. c/o Montage Community Services, LLC, 281-232-7659

7. Email Address to Contact the Association: [info@montagecs.com](mailto:info@montagecs.com)
8. The Association's website may be found at: [https://frontsteps.cloud/CaliberWeb2\\_MCS](https://frontsteps.cloud/CaliberWeb2_MCS)
9. Fees charged by the Association upon the sale or transfer of Property:
  - a. Resale Certificate: \$250.00 or more, not to exceed the maximum allowable rate.
  - b. Updated Resale Certificate: \$75.00.
  - c. Transfer Fee: \$150.00.
  - d. Refinance Statement of Account \$100.00.

Executed on this the 25 day of August 2021.

COMMUNITY ASSOCIATION OF ROYAL  
LAKES MANOR, INC.

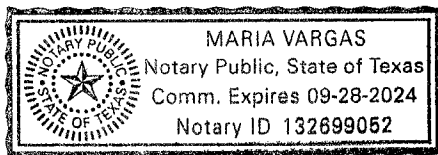
By:

Kelly Force  
Kelly Force, Managing Agent

THE STATE OF TEXAS §  
COUNTY OF Fort Bend §

# ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 25 day of August 2021 personally appeared Kelly Force, Managing Agent of Community Association of Royal Lakes Manor, 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.



Margarita  
Notary Public in and for the State of Texas

E-RECORDED BY:

**BSG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479