

*Laura Richard*

Laura Richard, County Clerk

Fort Bend County Texas

Pages: 4

Fee: \$ 28.00

CHURCHILL FARMS COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Churchill Farms Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Churchill Farms, Section One (1);
Churchill Farms, Section Two (2);
Churchill Farms, Section Three (3);
Churchill Farms, Section Four (4);
Churchill Farms, Section Five (5);
Churchill Farms, Section Six (6);
Churchill Farms, Section Seven (7);
Churchill Farms, Section Eight (8);
Churchill Farms, Section Nine (9);
Churchill Farms, Section Ten (10).

Name of the Association: Churchill Farms Community Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records of Fort Bend County, Texas, as follows;

- (a) Churchill Farms, Section One (1), filed under Clerk's Instrument No. 20120046, along with any supplements or replats thereof;
- (b) Churchill Farms, Section Two (2), filed under Clerk's Instrument No. 20130234, along with any supplements or replats thereof;
- (c) Churchill Farms, Section Three (3), filed under Clerk's Instrument No. 20120050, along with any supplements or replats thereof;
- (d) Churchill Farms, Section Four (4), filed under Clerk's Instrument No. 20120053, along with any supplements or replats thereof;
- (e) Churchill Farms, Section Five (5), filed under Clerk's Instrument No. 20130073, along with any supplements or replats thereof;
- (f) Churchill Farms, Section Six (6), filed under Clerk's Instrument No. 20130072, along with any supplements or replats thereof;
- (g) Churchill Farms, Section Seven (7), filed under Clerk's Instrument No. 20130313, along with any supplements or replats thereof;
- (h) Churchill Farms, Section Eight (8), filed under Clerk's Instrument No. 20130074, along with any supplements or replats thereof;
- (i) Churchill Farms, Section Nine (9), filed under Clerk's Instrument No. 20130309, along with any supplements or replats thereof;
- (j) Churchill Farms, Section Ten (10), filed under Clerk's Instrument No. 20130310, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Fort Bend County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Churchill Farms, under Clerk's Instrument No. 2012055445;
- (b) Bylaws of the Churchill Farms Community Association, Inc., under Clerk's Instrument No. 2012055444;
- (c) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Five, under Clerk's Instrument No. 2013093011;
- (d) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Six, under Clerk's Instrument No. 2013093013;
- (e) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Seven, under Clerk's Instrument No. 2014091419;
- (f) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Eight, under Clerk's Instrument No. 2013093012;
- (g) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Nine, under Clerk's Instrument No. 2014010001;
- (h) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Churchill Farms, Annexing Churchill Farms, Section Ten, under Clerk's Instrument No. 2014010000;
- (i) Churchill Farms Community Association, Inc. Board Resolution Establishing a Fine Policy, under Clerk's Instrument No. 2017056447;
- (j) Churchill Farms Community Association, Inc. Violation Reporting and Fine Policy for Discharge of Fireworks, under Clerk's Instrument No. 2018038607;
- (k) Churchill Farms Community Association, Inc. Whistle-Blower Protection Policy, under Clerk's Instrument No. 2019145362;
- (l) Churchill Farms Community Association, Inc. Board Member Conflict of Interest Policy, under Clerk's Instrument No. 2019145368;
- (m) Churchill Farms Community Association, Inc. Policy Regarding Board Actions Via Email, under Clerk's Instrument No. 2019145373;
- (n) Churchill Farms Community Association, Inc. Policy Regarding Solicitation of Candidates for Election to the Board of Directors, under Clerk's Instrument No. 2019145376;
- (o) Churchill Farms Community Association, Inc. Policy Regarding Casting and Tabulating Ballots, under Clerk's Instrument No. 2019145405;
- (p) Churchill Farms Community Association, Inc. Architectural Review Guidelines, under Clerk's Instrument No. 2019145409;
- (q) Churchill Farms Community Association, Inc. Policy for Expenditure of Association Funds, under Clerk's Instrument No. 2020026453.

Name and Mailing Address for Association

Churchill Farms Community Association, Inc.
 c/o Principal Management Group of Houston
 11000 Corporate Centre Drive, Suite 150
 Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
 c/o PMG Conveyance Department

11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite

\$125 for 3 day expedite

Working Capital Contribution Due from each purchaser amount equal to 50% current annual assessment.

Executed on this the 7th day of January 2022

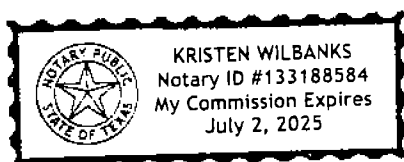
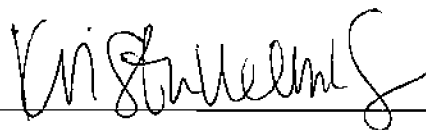
Churchill Farms Community Association, Inc., acting by and
through its managing agent, Principal Management Group of
Houston



Surina Wright, Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright, Vice President or with
Principal Management Group of Houston, the managing agent for Churchill Farms Community Association, Inc., a Texas
nonprofit corporation, on behalf of such corporation.

Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041