



**PECAN LAKES COMMUNITY ASSOCIATION, INC
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Pecan lakes 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 Subdivision: Pecan lakes Community Association INC

Name of the Association: Pecan lakes Community Association INC

Recording Data for Association:

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

Section 1, 9736735, 1176340, Section 2, File No. 9736737, 1176341, Section 3, File No. 9736739, 1176705, 1999058080, Section 5, File No. 9736741, 1176343

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) Amended And Restated By-Laws, under Fort Bend County Clerk's File No. 2018131748, along with any amendments or supplements thereto;
- (b) Management Certificate, under Fort Bend County Clerk's File No. 2002000459, along with any amendments or supplements thereto;
- (c) Property Owners' Association Management, under Fort Bend County Clerk's File No. 2011102469, along with any amendments or supplements thereto;
- (d) Property Owners' Association Management Certificate, under Fort Bend County Clerk's File No. 2014001847, along with any amendments or supplements thereto;
- (e) Management Certificate, under Fort Bend County Clerk's File No. 2006054244, along with any amendments or supplements thereto;
- (f) Articles Of Incorporation, under Fort Bend County Clerk's File No. 1999111613, along with any amendments or supplements thereto;
- (g) Management Certificate, under Fort Bend County Clerk's File No. 2002104474, along with any amendments or supplements thereto;
- (h) Policy Regarding Records Retention, Inspection, And Production, under Fort Bend County Clerk's File No. 2013079623, along with any amendments or supplements thereto;
- (i) Unanimous Written Consent Of Directors, under Fort Bend County Clerk's File No. 2018131842, along with any amendments or supplements thereto;

- (j) Amendment To By-Laws In Regard To Quorum, under Fort Bend County Clerk's File No. 2019009563, along with any amendments or supplements thereto;
- (k) Declaration Of Covenants, Conditions, And Restrictions, under Fort Bend County Clerk's File No. 9844641, along with any amendments or supplements thereto;
- (l) First Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Fort Bend County Clerk's File No. 9883274, along with any amendments or supplements thereto;
- (m) Supplemental Declaration And Amendment To The Declaration of Covenants, Conditions, And Restrictions, under Fort Bend County Clerk's File No. 1999103682, along with any amendments or supplements thereto;
- (n) Amended And Restated Restrictive Covenants, under Fort Bend County Clerk's File No. 1999005647, along with any amendments or supplements thereto;
- (o) Restrictive Covenants, under Fort Bend County Clerk's File No. 9844642, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Pecan lakes Community Association INC
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

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

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

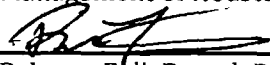
www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$75.00
Resale Certificate: Starting \$370.00
Resale Certificate Update: Starting \$72.00
Legacy Account Closure Fee: \$220.00
Refinance Statement of Account: Starting \$75.00
Transfer Fee: None Noted
Working Capitalization Fees: None Noted
Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

Executed on this the 7 day of may 2025.

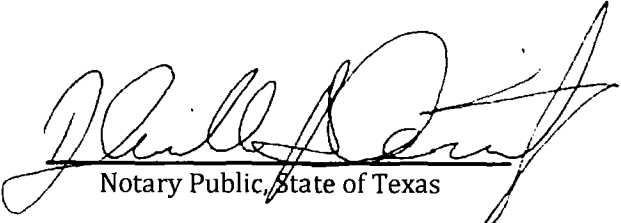
Pecan lakes Community Association
INC acting by and through its
managing agent, Houston Community
Management of Houston Texas



Rebecca Full, Branch President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7 day of may, 2025 by
Rebecca Full , Branch President with Houston Community Management, the managing agent
for Pecan lakes Community Association INC a Texas nonprofit corporation, on behalf of such
corporation.



Notary Public, State of Texas

When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058

