

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**MANDOLA FARMS HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

Mandola Farms 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 Mandola Farms;
- (2) The name of the association is Mandola Farms Homeowners Association, Inc.;
- (3) The subdivision is recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- a. Mandola Farms, Section One, under Clerk’s File No. 20200181;
- b. Mandola Farms, Section Two, under Clerk’s File No. 20210153;

- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for Mandola Farms, under Clerk’s File No. 2020090280;

- (5) The name and mailing address of the Association is:

Mandola Farms Homeowners Association, Inc.  
P.O. Box 5191  
Katy, Texas 77491

- (6) The name, mailing address, telephone number, and email address of the Association’s Designated Representative is:

- a. Rachel Schmutz, Community Solutions;
- b. P.O. Box 5191, Katy, Texas 77491;
- c. (713) 429-5440;

d. Rschmutz@csutx.com;

(7) The Association's website address is:

<https://www.csutx.com/our-communities/mandola-farms/>

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

a. Transfer Fee – \$250.00;

b. Resale Certificate Fee – \$250.00;

c. Working Capital Assessment – Two Months of Then-Current Annual Assessment;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it 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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

**[SIGNATURE BLOCKS FOLLOW]**

SIGNED THIS 9 DAY OF September, 2021.

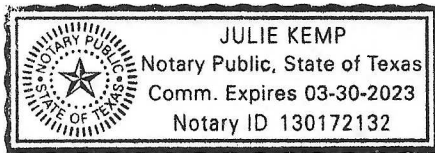
By: Rachel Schmutz R.S., Managing Agent, on behalf of Community Solutions, Managing Agent for Mandola Farms Homeowners Association, Inc.

Rachel Schmutz, Managing Agent.  
Print Name

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared Rachel Schmutz, of Community Solutions, Managing Agent for Mandola Farms 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 the 9<sup>th</sup> day of September, 2021.



Julie Kemp  
Notary Public, State of Texas