



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**MCCRARY MEADOWS HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

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§

COUNTY OF FORT BEND

McCrary Meadows 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 McCrary Meadows;
- (2) The name of the association is McCrary Meadows Homeowners Association, Inc.;
- (3) The subdivision is recorded in the Real Property Records of Fort Bend County, Texas, as follows:
  - a. McCrary Meadows, Section One, under Plat No. 20150182;
  - b. McCrary Meadows, Section Two, partial replat Number One, under Plat No. 20190240;
  - c. McCrary Meadows, Section Two, under Plat No. 20170146;
  - d. McCrary Meadows, Section Three, under Plat No. 20170169;
  - e. McCrary Meadows, Section Four, under Plat No. 20190035;
  - f. McCrary Meadows, Section Six, under Plat No. 20200136;
  - g. McCrary Meadows, Section Seven, under Plat No. 20200152;
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions and Restrictions for McCrary Meadows, under Fort Bend County Clerk's File No. 2016009332;
  - b. First Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows, under Fort Bend County Clerk's File No. 2016122005;

- c. Annexation and Supplemental Declaration of Covenants, Conditions and Restriction for McCrary Meadows, Section Two and Three, under Fort Bend County Clerk's File No. 2017094029;
- d. Second Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows, under Fort Bend County Clerk's File No. 2017117117;
- e. Third Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows, under Fort Bend County Clerk's File No. 2019080415;
- f. Annexation and Supplemental Declaration of Covenants, Conditions and Restriction for McCrary Meadows, Section Four, under Fort Bend County Clerk's File No. 2019015364;
- g. Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for McCrary Meadows, under Fort Bend County Clerk's File No. 2020007226;
- h. Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for McCrary Meadows, Section Six and Seven, under Fort Bend County Clerk's File No. 2020165555;

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

McCrary Meadows 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](mailto:rschmutz@csutx.com);

(7) The Association's website address is:

<https://www.csutx.com>

(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 – \$300.00;
  - d. Community Enhancement Fee – \$50.00 to buyer, \$50.00 to seller;
- (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 7 DAY OF September, 2021.

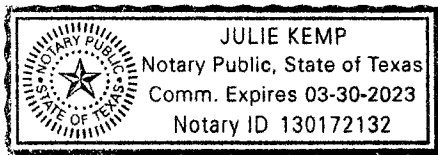
By: R. W., Managing Agent, on behalf of Community Solutions, Managing Agent for McCrary Meadows Homeowners Association, Inc.

Rachel Schmutz, Managing Agent.  
Print Name

STATE OF TEXAS                   §  
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COUNTY OF FORT BEND       §

BEFORE ME, the undersigned authority, on this day personally appeared Rachel Schmutz, of Community Solutions, Managing Agent for McCrary Meadows 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 7<sup>th</sup> day of September, 2021.



Julie Kemp  
Notary Public, State of Texas