



*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 4 Fee: \$ 28.00

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
TRAILS OF KATY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §  
§  
COUNTY OF FORT BEND §

The undersigned, being the President of Trails of Katy Owners Association, Inc., a non-profit corporation ("**Association**") 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 Association:

1. Name of Subdivision: The name of the subdivision is Trails of Katy.
2. Name of Association: The name of the Association is Trails of Katy Owners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Trails of Katy, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20140090 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Trails of Katy, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20150228 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Trails of Katy, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20150269 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Trails of Katy, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20180155 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Trails of Katy, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat No. 20180184 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

## a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Trails of Katy.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Trails of Katy.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Trails of Katy.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Trails of Katy.
- (5) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Trails of Katy, Section Two (2) a Subdivision in Fort Bend County, Texas.
- (6) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Trails of Katy, Section Three (3) a Subdivision in Fort Bend County, Texas.
- (7) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Trails of Katy, Section Four (4) a Subdivision in Fort Bend County, Texas.
- (8) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Trails of Katy, Section Five (5) a Subdivision in Fort Bend County, Texas.

## b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2014052513.
- (2) Fort Bend County Clerk's File No. 2015012542.
- (3) Fort Bend County Clerk's File No. 2015135538.
- (4) Fort Bend County Clerk's File No. 2018087245.
- (5) Fort Bend County Clerk's File No. 2016016527.
- (6) Fort Bend County Clerk's File No. 2016016528.
- (7) Fort Bend County Clerk's File No. 2018124527.
- (8) Fort Bend County Clerk's File No. 2018124531.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Trails of Katy Owners Association, Inc. c/o Community Solutions, P.O. Box 5191, Katy, Texas 77491.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Kimberly Thorne c/o Community Solutions. Address: P.O. Box 5191, Katy, Texas 77491. Phone No.: 713.429.5440. Email Address: kim@csutx.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.csutx.com](http://www.csutx.com).

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 250.00
Management Company Transfer Fee	\$ 250.00
Capitalization Fee (Declaration Article VI, Section 6.5)	Each owner, other than the developer or a builder, shall pay a Capitalization Fee that is equal to 50% of the Annual Assessment for that year upon acquisition of title to a lot. The Capitalization Fee for 2021 is \$500.00. For future years, the Capitalization Fee amount must be confirmed with the Association.
Community Enhancement Assessment (Declaration Article VI, Section 6.7)	Upon each conveyance of a lot, the seller shall pay a \$50.00 Community Enhancement Assessment to the Association and the buyer shall pay a \$50.00 Community Enhancement Assessment to the Association

Executed on this 30th day of September, 2021.

TRAILS OF KATY OWNERS  
ASSOCIATION, INC.

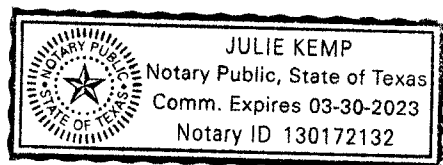
By: 

Christopher Barge, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Fort Bend   §

BEFORE ME, the undersigned notary public, on this 30<sup>th</sup> day of September 2021 personally appeared Christopher Barge, President of Trails of Katy Owners Association, 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.



*Julie Kemp*  
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Notary Public in and for the State of Texas