



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 3 Fee: \$ 24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
ANSERRA (KATY) HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

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

- a. Anserra, Section 1, under Instrument No. 20130204;
- b. Anserra, Section 2, under Instrument No. 20130208;
- c. Anserra, Section 3, under Instrument No. 20130210;
- d. Anserra, Section 4, under Instrument No. 20170103;
- e. Anserra, Section 5, under Instrument No. 20180110;
- f. Anserra, Section 6, under Instrument No. 20180259;
- g. Anserra, Section 7, under Instrument No. 20200116;

- (4) The recording data for the declaration and any amendments to the declaration is as follows:

- a. Declaration of Covenants, Conditions and Restrictions Anserra, under Clerk's File No. 2013150672;
- b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Anserra, under Clerk's File No. 2014060564;
- c. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Anserra, under Clerk's File No. 2019144936;

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

Anserra (Katy) Homeowners' Association, Inc.
c/o Community Solutions
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. Community Solutions;
- b. P.O. Box 5191, Katy, Texas 77491;
- c. (713) 429-5440;
- d. service@csutx.com;

(7) The Association's website address is:

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

(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. Refinance Fee – \$75.00;

(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.

SIGNED THIS 21 DAY OF December, 2021.

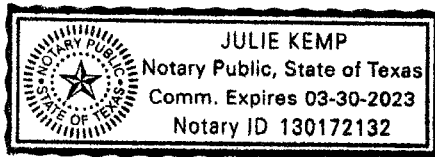
By: Kimberly Thorne, Managing Agent, on behalf of Community Solutions, Managing Agent for Anserra (Katy) Homeowners' Association, Inc.

Kimberly Thorne, Managing Agent.
Print Name

STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kimberly Thorne, of Community Solutions, Managing Agent for Anserra (Katy) 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 21 day of December, 2021.



Julie Kemp
Notary Public, State of Texas