



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FULSHEAR RUN HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §

§

COUNTY OF FORT BEND §

FULSHEAR RUN 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 Fulshear Run;
- (2) the name of the Association is Fulshear Run Homeowners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Fort Bend County, Texas, as follows:
 - (a) Fulshear Run, Section 1, under Instrument No. 20150277;
 - (b) Fulshear Run, Section 2, under Instrument No. 20150278;
 - (c) Fulshear Run, Section 3, under Instrument No. 20200158;
 - (d) Fulshear Run, Section 4, under Instrument No. 20210089;
 - (e) Fulshear Run, Section 5, under Instrument No. 20210184;
 - (f) Fulshear Run, Section 6, under Instrument No. 20210185;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restriction for Fulshear Run Residential Areas, under Clerk's File No. 2015020447;
 - (b) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Run Residential Areas, Section 2, under Clerk's File No. 2016002313;
 - (c) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Run Residential Areas, Section 1, under Clerk's File No. 2016002314;
 - (d) First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Run Residential Areas, Section 2, under Clerk's File No. 2019083372;

- (e) Declaration of Annexation, Fulshear Run, Section 3, under Clerk's File No. 2020099565;
- (f) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Run, Section 3, under Clerk's File No. 2020108580;
- (g) Declaration of Annexation, Fulshear Run, Section 4, under Clerk's File No. 2021109195;
- (h) Supplemental Declaration of Covenants, Conditions and Restrictions for Fulshear Run, Section 4, under Clerk's File No. 2021109228;
- (i) Declaration of Annexation, Fulshear Run, Section 5, under Clerk's File No. 2021156027;
- (j) Declaration of Annexation, Fulshear Run, Section 6, under Clerk's File No. 2021157184;

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

- (a) Fulshear Run Homeowners Association, Inc., c/o KPM Management, P.O. Box 6333, Katy, Texas 77491

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

- (a) KPM Management, P.O. Box 6333, Katy, Texas 77491
- (b) (281) 685-3090
- (c) MGMT@KPMmanagement.com

(7) The Association's website address is:

<https://fulshearrunhoa.org/>

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

- (a) Transfer Fee - \$285.00;
- (b) Refinance Fee - \$100.00;
- (c) Resale Certificate - \$350.00;
- (d) 24 Hour Expedited Fee - \$100.00;

(e) Capitalization Fee – Equivalent to then-current Assessment amount at time of purchase;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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.

SIGNED THIS 22 DAY OF DECEMBER, 2021.

By: [Signature], on behalf of
KPM Management, Managing Agent for
Fulshear Run Homeowners Association, Inc.

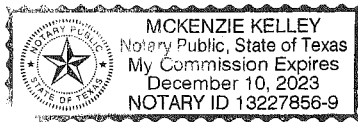
Greg Henry
Print Name

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Greg Henry, of KPM Management, Managing Agent for Fulshear Run 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 22 day of December, 2021.

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



[Signature]
Notary Public, State of Texas