

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**FAIRWAY PINES AT THE HIGHLANDS COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

The undersigned, being the Managing Agent for Fairway Pines at The Highlands Community 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 Fairway Pines.
2. Name of Association: The name of the Association is Fairway Pines at The Highlands Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. The Highlands, Section Four (4), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2021087411 and in Cabinet Z, Sheets 7534-7536, of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. The Highlands, Section Ten (10), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Cabinet Z, Sheet 9191, of the Map Records of Montgomery 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 Riverwalk.
    - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for The Highlands [Formerly Called Riverwalk].
    - (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Highlands [Formerly Called Riverwalk].

- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for The Highlands [Formerly Called Riverwalk].
- (5) Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Highlands [Formerly Called Riverwalk].
- (6) Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Highlands [Formerly Called Riverwalk].
- (7) Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Highlands [Formerly Called Riverwalk].
- (8) Supplemental Declaration of Covenants, Conditions and Restrictions for The Highlands [The Highlands, Section Four (4)].
- (9) First Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Highlands [The Highlands, Section Four (4)].
- (10) Second Amendment to Supplemental Declaration of Covenants, Conditions and Restrictions for The Highlands [The Highlands, Section Four (4)].
- (11) Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for The Highlands [The Highlands, Section Ten (10)].

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2019093509.
- (2) Montgomery County Clerk's File No. 2020038759.
- (3) Montgomery County Clerk's File No. 2020067157.
- (4) Montgomery County Clerk's File No. 2022121089.
- (5) Montgomery County Clerk's File No. 2023018626.
- (6) Montgomery County Clerk's File No. 2023050990.
- (7) Montgomery County Clerk's File No. 2021095252.
- (8) Montgomery County Clerk's File No. 2021117879.
- (9) Montgomery County Clerk's File No. 2022028868.
- (10) Montgomery County Clerk's File No. 2023024681.
- (11) Montgomery County Clerk's File No. 2023026497.

5. **Name and Mailing Address of the Association:** The name and mailing address of the Association is Fairway Pines at The Highlands Community Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
6. **The Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. **Address:** 7800 N. Dallas

Parkway, Suite 450, Plano, Texas 75024. Phone No.: 469.246.3500. Email Address: ccmctx@ccmcnet.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: [www.lifeatthehighlandstx.com](http://www.lifeatthehighlandstx.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

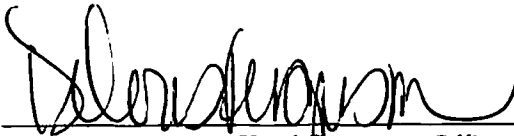
Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
Resale Certificate Update Fee	\$ 50.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 50.00
Lender Questionnaire Fee-Custom	\$ 150.00
Refinance/Lien Estoppel Update	\$ 50.00
Rush Fee	\$ 100.00
Capital Assessment [Declaration Article VI, Section 6.8]	Upon the first sale of a lot subsequent to the completion of a residential dwelling thereon and upon each subsequent sale of the lot, the purchaser of the lot must pay to the Association a Capital Assessment in a sum equal to the full Annual Maintenance Charge in effect as of the date of closing on the sale of the lot. The Capital Assessment is due and payable on the date of closing on the sale of the lot. The Capital Assessment for 2023 is \$1,420.00. For future years, the Capital Assessment must be confirmed with the Association.
Patrol Fee [Declaration Article VI, Section 6.12]	The Patrol Fee is payable only by Builders, and each Builder, by accepting a deed to a Lot. The initial Patrol Fee is \$300.00 per lot. The Patrol Fee is payable to the

	Association on the date of transfer of title to the lot. The Patrol Fee must be confirmed with the Association.
Foundation Fee [Declaration Article IX and Community Covenant for The Highlands]	<p>Upon each non-exempt transfer of a lot, a Foundation Fee is payable by the purchaser of the lot and is due at the time of closing on the transfer of title to the lot.</p> <p>Foundation Fee is based on the "Gross Selling Price" of a lot (as described in detail in the Community Covenant) in an amount not greater than 0.50% of the Gross Selling Price of the lot or 0.25% of the Gross Selling Price if sold by a Builder or 0.15% of the gross selling price of a tract developed for commercial use. Some transfers are exempt, as provided in the Community Covenant.</p>
Fairway Pines Reserve Assessment [Supplemental Declaration Article VI, Section 6.02, as amended]	Upon the sale of a Fairway Pines Lot, the purchaser of the Fairway Pines Lot is required to pay a Fairway Pines Reserve Assessment which is due on the date of closing of the sale of the Fairway Pines Lot. The Fairway Pines Reserve Assessment for 2023 is \$1,000.00. For future years, the Fairway Pines Reserve Assessment must be confirmed with the Association.

Executed on this 17<sup>th</sup> day of July, 2023.

**FAIRWAY PINES AT THE HIGHLANDS  
COMMUNITY ASSOCIATION, INC.**

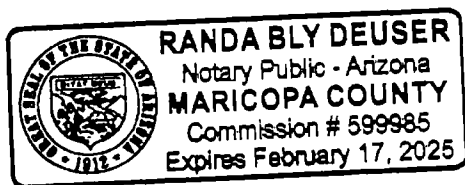
By: Capital Consultants Management Corporation,  
Managing Agent

  
\_\_\_\_\_  
Delores Ferguson, Chief Customer Officer

\*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~~ Arizona  
§  
COUNTY OF Maricopa §

BEFORE ME, the undersigned notary public, on this 7<sup>th</sup> day of July 2023 personally appeared Delores Ferguson, Chief Customer Officer for Capital Consultants Management Corporation, Managing Agent for Fairway Pines at The Highlands Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Randa Bly Deuser  
Notary Public in and for the State of ~~Texas~~ Arizona  
Randa Bly Deuser

**E-FILED FOR RECORD**

07/17/2023 01:39PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**07/17/2023**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas