

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
FOX RUN MAINTENANCE ASSOCIATION
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

FOX RUN MAINTENANCE ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's Managing Agent, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision(s) is/are FOX RUN, Sections One (1) through Twelve (12), inclusive.
2. The name of the Association is FOX RUN MAINTENANCE ASSOCIATION.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Montgomery County, Texas:

- (i) Fox Run, Section One - Plat Cabinet A, Sheet 100A.
- (ii) Fox Run, Section Two - Plat Cabinet B, Sheet 30.
- (iii) Fox Run, Section Three - Plat Cabinet B, Sheet 25.
- (iv) Fox Run, Section Four - Plat Cabinet B, Sheet 30.
- (v) Fox Run, Section Five - Plat Cabinet G, Sheets 023A and 023B.
- (vi) Fox Run, Section Six - Plat Cabinet G, Sheets 199A and 199B.
- (vii) Fox Run, Section Seven - Plat Cabinet J, Sheets 168 and 169.
- (viii) Fox Run, Section Eight - Plat Cabinet N, Sheets 168 and 169.
- (ix) Fox Run, Section Nine - Plat Cabinet P, Sheet 105
- (x) Fox Run, Section Ten - Plat Cabinet S, Sheets 166 and 167.
- (xi) Fox Run, Section Eleven - Plat Cabinet S, Sheet 153.
- (xii) Fox Run, Section Twelve - Plat Cabinet W, Sheet 95.

4. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

Deed Restrictions (Deed Records of Montgomery County, Texas):

- (i) Fox Run, Section One - County Clerk's File No. 750133; and Amendment County Clerk's File No. 8036859.
- (ii) Fox Run, Section Two - County Clerk's File No. 7713620; Amendment County Clerk's File No. 8036859; and Amendment County Clerk's File No. 2003-013988.

- (iii) Fox Run, Section Three - County Clerk's File No. 750133; recorded Warranty Deed(s); and Amendment County Clerk's File No. 8036859.
- (iv) Fox Run, Section Four - County Clerk's File No. 7713620; Amendment County Clerk's File No. 8036859; and Amendment County Clerk's File No. 2003-013988.
- (v) Fox Run, Section Five - County Clerk's File No. 9229631.
- (vi) Fox Run, Section Six - County Clerk's File No. 9440426.
- (vii) Fox Run, Section Seven - County Clerk's File No. 9821167.
- (viii) Fox Run, Section Eight - County Clerk's File No. 2000-025454.
- (ix) Fox Run, Section Nine - County Clerk's File No. 2001-027661.
- (x) Fox Run, Section Ten - County Clerk's File No. 2003-040674.
- (xi) Fox Run, Section Eleven - County Clerk's File No. 2002-118319.
- (xii) Fox Run, Section Twelve - County Clerk's File No. 2004-100703.
5. The name and mailing address of the Association is: FOX RUN MAINTENANCE ASSOCIATION, C/O Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Eileen Ferris, Manager).
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Consolidated Management Services, 128 Vision Park Boulevard, Suite 110, Shenandoah, Texas 77384 (Attention: Ms. Eileen Ferris, Association Manager), Telephone No. 281.296.9775 or 936.271.0065, Telefax No. 281.296.9788, e-mail addresses compsvc@swbell.net and cms.eileen@gmail.com.
7. The website for Consolidated Management Services is www.cmsgroup.org, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website. The Association's website is www.foxrunhoa.org, and true and correct copies of the Association's dedicatory instruments are also accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$300.00 is charged, payable to Consolidated Management Services; b) regarding a refinance, an administrative refinance fee in the amount of \$150.00 is charged, payable to Consolidated Management Services; c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$375.00, payable to Consolidated Management Services, and the fee for an updated Resale Certificate is \$75.00, payable to Consolidated Management Services; and d) if a Resale Certificate is requested on an expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to Consolidated Management

Services. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.

9. Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse/Pool Building located at located at 29214 Fox Run Boulevard, Spring, Texas 77386; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 5th day of August, 2024.

FOX RUN MAINTENANCE ASSOCIATION
(a Texas Non-Profit Corporation)

By: H & W Consolidated Services, Inc., a Texas Corporation d/b/a Consolidated Management Services

By: 
EILEEN FERRIS, Authorized Representative of Consolidated Management Services, and Association Manager for Fox Run Maintenance Association

ACKNOWLEDGMENT

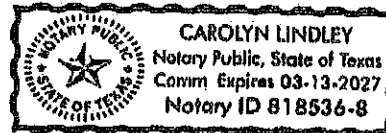
THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this the 5th day of August, 2024, personally appeared EILEEN FERRIS, an authorized representative of H & W Consolidated Services, Inc., a Texas Corporation d/b/a Consolidated Management Services, Managing Agent for FOX RUN MAINTENANCE ASSOCIATION (the "Association," a Texas Non-Profit Corporation and a Texas property owners' association), and the Manager for the Association, a person 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, on behalf of said Association.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Consolidated Management Services
128 Vision Park Boulevard, Suite 110
Shenandoah, Texas 77384



Fox Run Maintenance Association - Management Certificate

E-FILED FOR RECORD

08/08/2024 12:13PM



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.

08/08/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas