PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE THE GRAND CREEKS TOWNHOME ASSOCIATION AT GCP, INC.

STATE OF TEXAS \$ \$ COUNTY OF MONTGOMERY \$

THE GRAND CREEKS TOWNHOME ASSOCIATION AT GCP, 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 Grand Creeks Townhomes;
- (2) the name of the Association is Grand Creeks Townhome Association at GCP, Inc.;
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:
 - (a) Grand Central Park, Section 5, Replat No. 1, under Clerk's File No. 2016049025;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Grand Creeks Townhomes, under Clerk's File No. 2017017648;
- (5) the name and mailing address of the Association is:
 - (a) Grand Creeks Townhome Association at GCP, Inc. c/o LEAD Association Management, Inc.13231 Champion Forest Drive., Suite 112, Houston, Texas 77069;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - (a) LEAD Association Management, Inc. 13231 Champion Forest Drive., Suite 112, Houston, Texas 77069;
 - (b) (281) 857-6027
 - (c) info@lead-inc.com
- (7) The Association's website address is:

www.grandcentralparkra.org

- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
 - (a) Transfer Fee \$175.00;
 - (b) Resale Certificate Fee \$375.00;
 - (c) Updated Resale Certificate \$75.00;
 - (d) Refinance Fee \$100.00;
 - (e) Capitalization Fee \$1,500.00 + \$1,072.50 Capitalization Fee paid to Grand Central Park RAI;
 - (f) Foundation Fee .25% of the purchase price paid by purchaser;
- (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 30th DAY OF August , 2021.
By: Shalisa Abonyi , on behalf of LEAD Association Management, Inc., Managing Agent for Grand Creeks Townhome Association at GCP, Inc.
Shalisa Abonyi
Print Name
STATE OF TEXAS STATE OF TEXAS
Given under my hand and seal of office this the 30 day of <u>lugust</u> , 2021.
E-RECORDED BY: HOLT & YOUNG, P.C. 9821 Katy Freeway, Ste. 350 Houston, Texas 77024

Doc #: 2021120160

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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.

08/31/2021

County Clerk Montgomery County, Texas