

Bonterra at Cross Creek Ranch section 5	03/23/2018	20180077
Bonterra at Cross Creek Ranch section 6	09/19/2017	20170194
Bonterra at Cross Creek Ranch section 7	12/05/2019	20190290
Bonterra at Cross Creek Ranch section 8	12/05/2019	20190291
Bonterra at Cross Creek Ranch section 9	09/29/2021	20210235
Bonterra at Cross Creek Ranch section 10	07/07/2023	20230137
Bonterra at Cross Creek Ranch section 11A	12/08/2020	20200258
Bonterra at Cross Creek Ranch section 11B	07/14/2022	20220157
Bonterra at Cross Creek Ranch section 12	08/17/2021	20210186

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Fort Bend County, Texas, are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch	03/24/2016	2016029486
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch	02/27/2019	2019019393
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 2	12/15/2017	2017137180
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 3	03/24/2016	2016029551
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 4	03/24/2016	2016029552
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 5	07/20/2018	2018081221
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 6	12/15/2017	2017137209
First Amended and Restated Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 7	06/22/2020	2020073445
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 8	03/12/2020	2020029689
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 9	02/18/2022	2022023870
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 10	11/07/2023	2023107379

Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 11A	06/25/21	2021105964
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 11B	09/14/2022	2022118585
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Bonterra at Cross Creek Ranch Section 12	12/10/2021	2021204271

5. Name and mailing address for the association.

Bonterra at Cross Creek Ranch Community Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number, and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller, or their agents, the lender, title company, or others associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$100	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$100	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$240	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires

Rush Request	\$75	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$150	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Capitalization Fee	\$2,350*	100% of the then-current Annual Assessment Rate. Some exemptions apply. The Capitalization Fee for 2023 is \$2,350.00 and for 2024 is \$2,450.00. For future years, the Capitalization fee must be verified with the Association.

9. Other information the Association considers appropriate.

- Bonterra at Cross Creek Ranch Community Association is a 55 and Older community in accordance with the Fair Housing Act's Housing for Older Persons exemptions. At least one (1) resident of each property must be a Qualified Resident.
- Bonterra at Cross Creek Ranch Community Association is part of a master association, Cross Creek Ranch Community Association. Please see the Management Certificate for Cross Creek Ranch Community Association for additional requirements, fees, closing information, and filed documents. A separate Maintenance Fee Quote and Resale Certificate are required for all closings.
- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts, and meeting announcements. Communication preferences may be updated at any time.

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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 8th day of December, 2023.

**Bonterra at Cross Creek Ranch Community
Association, Inc.**


By: C.I.A. Services, Inc., Managing Agent



Stacey Hitchcock, Community Manager

STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this 8 day of December, 2023, personally appeared Stacey Hitchcock, Community Manager for C.I.A. Services, Inc., Managing Agent for Bonterra at Cross Creek Ranch 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.


Notary Public in and for the State of Texas

After recording, please return to:
C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

