



MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: Newpoint Estates, Section One, Section Two and Section Three
2. The name of the Association is NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC. a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

Section One – Slide 1164/A, 1164/B, 1165/A and 1165/B of the Plat Records of Fort Bend County, Texas and all amendments thereto

Section Two – Slide 11989/B and 1199/A of the Plat Records of Fort Bend County, Texas and all amendments thereto

Section Three – Slide 1164/A, 1164/B, 1165/A and 1165/B of the Plat Records of Fort Bend County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

Original Declaration

County Clerk's File No 9202123 of the Official Property Records of Fort Bend County, Texas

Annexation for Section Two

County Clerk's File No 9249150 of the Official Property Records of Fort Bend County, Texas

Annexation for Section Three

County Clerk's File No 9304704 of the Official Property Records of Fort Bend County, Texas

Amended and Restated Declaration

County Clerk's File No 2003141444 of the Official Property Records of Fort Bend County, Texas

First Amendment to Declaration

County Clerk's File No 2018113910 of the Official Property Records of Fort Bend County, Texas

5. The mailing address of the Association is:

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.
c/o Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

Phone Number: 713-772-4420
Facsimile Number: 713-772-8655
Email Address: general@cmctx.com
Web Page: www.cmctx.com

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- www.cmctx.com
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Cost due for the transfer of ownership:

\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing

Dated this 27th day of January, 2025

NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.
a Texas Non-Profit Corporation

By: _____

Jamie Taylor, Manager for Creative Management Company
as Managing Agent for NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §

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COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of NEWPOINT ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, of behalf of such corporation.



Monique Garza
Notary Public in and for State of Texas

After recording return to:

Creative Management Company
8323 Southwest Freeway, Suite 330
Houston, TX 77074