

MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 82.116 of the Texas Property Code

1. The name of the Condominium is: HAMMERLY WOODS CONDOMINIUMS
2. The name of the Association is HAMMERLY WOODS CONDOMINIUM ASSOCIATION a Texas Non-Profit Corporation.
3. The location of the Condominium is: 11002 Hammerly Blvd #1-234 (234 Units)
Houston, TX 77043
4. The Condominium is created and established pursuant to the Condominium Declaration:

Declaration – Phase 1

County Clerk's File No F951888 of the Condominium Records
of Harris County, Texas

Declaration – Phase 2

County Clerk's File No F758802 of the Condominium Records
of Harris County, Texas

First Amendment to Declaration – Phase 2

County Clerk's File No F797078 of the Condominium Records
of Harris County, Texas

5. The mailing address of the Association is:

HAMMERLY WOODS CONDOMINIUM ASSOCIATION
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. Costs 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 6th day of February, 2026

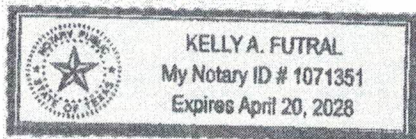
HAMMERLY WOODS CONDOMINIUM ASSOCIATION
a Texas Non-Profit Corporation

By: Monique Garza

Monique Garza, Manager for Creative Management Company
as Managing Agent for HAMMERLY WOODS CONDOMINIUM ASSOCIATION

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 6th day of February, 2026 by Monique Garza, Manager for Creative Management Company, managing agent of HAMMERLY WOODS CONDOMINIUM ASSOCIATION, a Texas Non-Profit Corporation, of behalf of such corporation.



Kelly Futral
Notary Public in and for State of Texas

After recording return to:

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