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ELECTRONICALLY RECORDED
Official Public Records
3/3/2025 3:27 PM



RP-2025-76280
03/04/2025 . ER \$53.00

Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas

Pages: 8 Fee: \$ 43.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Cinco Commercial Property Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Cinco Commercial Reserves Declaration of Covenants, Conditions and Restrictions	Harris County Clerk's File No. J816520 Fort Bend County Clerk's File No. 84060063	As stated in said Declaration .
Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cinco Commercial Reserves	Harris County Clerk's File No. M762224 Fort Bend County Clerk's File No. 9036031	As stated in said Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Harris County Clerk's File No. R928859 Fort Bend County Clerk's File No. 9631229	0.501 acre out of Slide No. 1069A, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cinco Commercial Reserves	Harris County Clerk's File Nos. S345427; T528114; 20090147904 Fort Bend County Clerk's File Nos. 9713941; 1999030216; 1999033110; 2009037587	As stated in said Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 9768063	Slide Nos. 1057A, 1057B, 1058A, and 1058B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 9878241	10.616 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 1999043060	9.948 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration

Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Harris County Clerk's File No. U475023 Fort Bend County Clerk's File No. 2000053391	8.00 acres; also being a replat of Cinco Ranch Tract A-9 Slide No. 880A/B, Fort Bend County Plat Records now known as Proposed Plat of Cinco Ranch Golf Club, and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2000057573	5.684 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2000109470	1.456 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2000109474	1.585 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2001003495	2.244 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2001013693	1.105 acres; Slide Nos. 1137B and 1138A, Fort Bend County Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2001016729	1.038 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2001114771	4.411 acres; Slide Nos. 1149B and 1150A; Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2002060313	0.7145 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2002143009	0.7145 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2003058006	13.6755 acres; Slide No. 2416 B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration

Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2003058007	2.2718 acres; Slide No. 2416B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2003093325	2.319 acres; Slide No. 2420A, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2003110894	1.880 acres; Slide No. 2294B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
First Amendment to Second Amended and Restated Declaration of Covenants Conditions and Restrictions for Cinco Commercial Reserves	Harris County Clerk's File No. X316517	As stated in said Declarations
Second Amendment to Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cinco Commercial Reserves	Harris County Clerk's File No. Y183085	As stated in said Declarations
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2004026444	1.305 acres; Slide Nos. 2064A and 2064B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2004028275	1.95 acres; Slide No. 2091B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2004030382	2.086 acres; Slide No. 2420A, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2004048550 and re-recorded under Clerk's File No. 2004084738	11.962 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2004106597 and re-recorded under Clerk's File No. 2004120059	1.882 acres; Slide Nos. 2257B and 2258A, Plat Records; Fort Bend County, Texas; and as stated in said Supplemental Declaration

Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2004107595	2.777 acres; Slide No. 2294B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2004123446	1.248 acres; Slide Nos. 1057A and B, 1058A and B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2005002779	3.855 acres; Slide No. 2420A, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2005005267	Restricted Reserve "A"; Slide Nos. 2212B and 2213A, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2005097437	Slide No. 2005/135 and 136, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2005125266	2.7197 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2006085668	0.9430 acres; Slide No. 2294B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2006155218	2.530 acres; Slide No. 1225A, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2006156820	1.31 acres; Slide No. 2418B, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Correction Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2007085315	1.39 acres; Slide No. 2418B, Pat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration

Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2007123045	0.7687 acres; Slide Nos. 2257B and 2258A, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2012122608	3.030 acres; Fort Bend County, Texas; and as stated in said Supplemental Declaration
Supplemental Declaration for Annexation of Property Cinco Commercial Reserves	Fort Bend County Clerk's File No. 2013066635	Unrestricted Reserve "A" of Cinco Ranch Office Site; Slide No. 1791A, Plat Records, Fort Bend County, Texas; and as stated in said Supplemental Declaration
Instrument to Record Dedicatory Instruments regarding Articles of Incorporation, By-Laws, and Cinco Ranch Commercial Design Guidelines revised January 1998	Harris County Clerk's File No. U147778 Fort Bend County Clerk's File No. 1999111614	As stated in said Declarations
Adoption of Amended and Restated By-Laws	Harris County Clerk's File No. V148971 Fort Bend County Clerk's File No. 2001056648	As stated in said Declarations
Adoption of Second Amended and Restated By-Laws	Harris County Clerk's File No. X659580 Fort Bend County Clerk's File No. 2004072733	As stated in said Declarations
Instrument to Record Additional Dedicatory Instruments regarding Cinco Ranch Multifamily Development Guidelines (October, 1996)	Harris County Clerk's File No. V233927 Fort Bend County Clerk's File No. 2001078521	As stated in said Declarations
Certificate of Adoption of Guidelines for Political Signage	Harris County Clerk's File No. Z191121 Fort Bend County Clerk's File No. 2006042746	As stated in said Declarations

Certificate of Adoption of Policy Concerning Recovery of Compliance Costs	Harris County Clerk's File No. 20070172583 Fort Bend County Clerk's File No. 2007045931	As stated in said Declarations
Instrument to Record Dedictory Instruments regarding the Cinco Ranch Commercial Design Guidelines revised March, 2000	Harris County Clerk's File No. U491978 Fort Bend County Clerk's File No. 2000080633	As stated in said Declarations
Instrument to Record Dedictory Instruments regarding the Cinco Ranch Commercial Design Guidelines revised January 1, 2002	Harris County Clerk's File No. V634369 Fort Bend County Clerk's File No. 2002018511	As stated in said Declarations
Instrument to Record Dedictory Instrument regarding the Cinco Commercial Design Guidelines - Addendum A	Harris County Clerk's File No. X814883 Fort Bend County Clerk's File No. 2004105136	As stated in said Declarations
Secretary's Certificate regarding the Cinco Ranch Commercial Design Guidelines revised January 12, 2006	Harris County Clerk's File No. Z331907 Fort Bend County Clerk's File No. 2006069105	As stated in said Declarations
Secretary's Certificate regarding the Cinco Ranch Commercial Design Guidelines revised January 12, 2011	Harris County Clerk's File No. 20110018095 Fort Bend County Clerk's File No. 2011008601	As stated in said Declarations
Collection Policy for Delinquent Accounts	Harris County Clerk's File No. Y759598 Fort Bend County Clerk's File No. 2005117510	As stated in said Declarations
Collection Policy for Delinquent Accounts	Harris County Clerk's File No. 20110548122 Fort Bend County Clerk's File No. 2011131122	As stated in said Declarations

Certificate of Adoption of
Records Retention, Production
and Copying Policy

Harris County Clerk's File No. 20110546035 As stated in said Declarations

Fort Bend County Clerk's
File No. 2012001368

Fire Truck Turnaround
Easement

Harris County Clerk's File No. 20140261324 As stated in said Declarations

Fort Bend County Clerk's
File No. 2014063106

Name and Mailing Address for Association

Cinco Commercial Property Association, Inc.
c/o Crest Management Company, AAMC
17171 Park Row, Suite 310
Houston, Texas 77084

Name and Mailing Address of Person Managing
the Association or its Designated Representative

Carolyn Bonds, PCAM
Crest Management Company, AAMC
17171 Park Row, Suite 310
Houston, Texas 77084

Telephone Number to contact the Association

(281) 579-0761

Email Address to contact the Association

info@crest-management.com

Association Website

<https://www.crest-management.com/Communities/Cinco-Commercial-Property-Association>

Transfer of Title Fees

Transfer Fee:	\$295.00
Resale Certificate Fee:	\$375.00
Updated Resale Certificate Fee:	No charge within 30 days from date of certificate \$75.00 for up to 180 days from date of certificate After 180 days, new certificate must be purchased
Rush Fee:	\$100.00
Refinance Fee:	\$75.00

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 before 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 identifying and contacting the Association.

Executed on this the 27th day of February, 2025.

Cinco Commercial Property Association, Inc.,
a Texas non-profit corporation, acting by and
through its managing agent, Crest Management
Company, AAMC

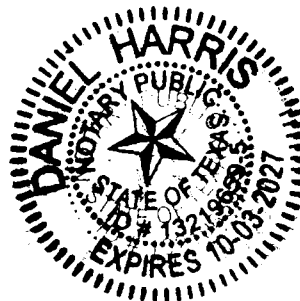
Carolyn Bonds
Carolyn Bonds, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 28 day of February, 2025, by Carolyn Bonds, Managing Agent with Crest Management Company, AAMC, the managing agent for Cinco Commercial Property Association, Inc., a Texas non-profit corporation, on behalf of said entity.

[Signature]
Notary Public, State of Texas

When recorded return to:
Hoover Slovacek LLP
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056



RP-2025-76280
Pages 9
03/04/2025 10:28 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$53.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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