

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
CLEAR CREEK FOREST SUBDIVISION, SECTION 13, PROPERTY OWNERS'
ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Manager of Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc.:

1. Name of Subdivision: Clear Creek Forest.
2. Name of Association: Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc.
3. Recording Data for the Subdivision:
 - (a) Clear Creek Forest Section 13, a subdivision located in Montgomery County, Texas, per the plats and maps thereof recorded under Cabinet E, Sheet 186B, and Cabinet G, Sheet 43-A, Map Records of Montgomery County, Texas.
4. Recording Data for the Declaration:
 - (a) Declaration of Covenants, Conditions and Restrictions for Clear Creek Forest Subdivision Section 13 recorded under Montgomery County Clerk's File Number 8731369 and filed on July 16, 1987 in the Official Public Records of Real Property of Montgomery County, Texas.
 - (b) Amendment of Restrictions of Replat of Clear Creek Forest Subdivision Section 13 recorded under Montgomery County Clerk's File Number 8747145 in the Official Public Records of Real Property of Montgomery County, Texas.
 - (c) First Amendment of Restrictions of Replat of Clear Creek Forest Subdivision Section 13 recorded under Montgomery County Clerk's File Number 9217792 in the Official Public Records of Real Property of Montgomery County, Texas.
 - (d) Third Amendment of Restrictions of Replat of Clear Creek Forest Subdivision Section 13 recorded under Montgomery County Clerk's File Number 9227946 in the Official Public Records of Real Property of Montgomery County, Texas.
 - (e) Fourth Amendment of Restrictions of Replat of Clear Creek Forest Subdivision Section 13 recorded under Montgomery County Clerk's File Number 9602643 in the Official Public Records of Real Property of Montgomery County, Texas.

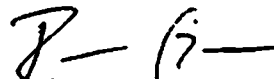
5. Name and Mailing Address of the Association is: Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc., c/o CKM Property Management, Inc., 1431 Graham Dr. Suite 252 Tomball, Texas 77375.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc., c/o CKM Property Management, Inc., 1431 Graham Dr. Suite 252 Tomball, Texas 77375.
7. Telephone Number to Contact the Association is: Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc. c/o CKM Property Management, Inc. 281-255-3055.
8. Email Address to Contact the Association: ckm1@ckm1.com
9. The Association's website is: <https://www.ckmpropertymanagement.com/>
10. Fees charged by the Association upon the sale or transfer of Property:

Homeowner Fees or RECOVERABLE FEES

Clubhouse Administration - rental requests (\$ per each)	\$30.00
Court House Mediation Appearance Fee (\$ per hour)	\$75.00
Architectural Control Application Fee- new home	\$300.00
Architectural Control Application Fee (for home improvements-Major)	\$200.00
Architectural Control Application Fee (for home improvements-Minor)	\$100.00
Architectural Control Application Fee for Ropen/Report 'ems Only	\$50.00
Architectural Control Application Processing fee (no review)	\$50.00
Bankruptcy Proof of Claim Preparation Fee (\$ per Claim)	\$25.00
Collection accounts turned over to attorney includes pre-attorney research	\$50.00
Deed Restriction Violation Turned Over to Attorney (\$ per violation)	\$50.00
Letters - Certified Preparation of (\$ per Letter)	\$10.00
Letters - Collection letters: 10-day letters: Demand letters cost	\$25.00
Letters to Mortgage Company per property owner request (\$ per letter)	\$25.00
NSF Check Processing (\$ per Check)	\$35.00
Payment Plan administration fee (\$ per payment plan) per month	\$35.00
Program Administration - Mowing, Trash, etc \$50 per participant	\$50
Resale Certificate - Complete, meeting all requirements (subject to change)	\$300.00
Resale Certificate Update	\$75.00
Research to locate property owner due to returned/unforwarded mail - Skip Tracer	\$5.00
Rush Fee for Statement of Account, Transfer or Resale	\$50.00
Statement of Account	\$100.00
Tax Suit Citations received - Attorney preparation of response to	cost
Transfer fee - refinance (\$ per lot) subject to change	\$200.00
Transfer fee - resale (\$ per lot) subject to change	\$200.00

Executed on this the 1 day of May 2025.

CLEAR CREEK FOREST SUBDIVISION,
SECTION 13, PROPERTY OWNERS'
ASSOCIATION, INC.

By: 
Rayan Garcia, Manager and Agent

THE STATE OF TEXAS


COUNTY OF HARRIS/MONTGOMERY

§
§
§

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 1 day of May 2025, personally appeared Rayan Garcia, Manager and Agent of Clear Creek Forest Subdivision, Section 13, Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.




Notary Public in and for the State of Texas

RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, L.L.P

6548 GREATWOOD PKWY.

SUGAR LAND, TEXAS 77479

E-FILED FOR RECORD

05/01/2025 03:30PM



L. Brandon Steinmann

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.

05/01/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas