

**CREEKHAVEN RESIDENTIAL ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS       §  
  §  
COUNTY OF BRAZORIA     §

The undersigned, being the Managing Agent for Creekhaven Residential Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the “*Association*”), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Creekhaven (Residential Property).
2. **Name of Association:** The name of the Association is Creekhaven Residential Association, Inc.
3. **Recording Data for the Subdivision:**
  - a. 0.0459 acres of land as described by metes and bounds on **Exhibit A**, attached to the “Declaration of Covenants, Conditions, and Restrictions for Creekhaven (Residential Property)”, recorded in the Official Public Records of Brazoria County, Texas under Clerk’s File No. 2024003962 (which **Exhibit A** is incorporated in this Management Certificate by this reference).
  - b. Creekhaven, Section One (1), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2024054352 in the Official Public Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Creekhaven, Section Two (2), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2024054376 in the Official Public Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Creekhaven, Section Three (3), a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Clerk’s File No. 2024054388 in the Official Public Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
4. **Recording Data for the Declaration:\***
  - a. Declaration of Covenants, Conditions, and Restrictions for Creekhaven (Residential Property), Brazoria County Clerk’s File No. 2024003962.
  - b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Creekhaven (Residential Property) Section 1, Brazoria County Clerk’s File No. 2025006669.

- c. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Creekhaven (Residential Property) Section 2, Brazoria County Clerk’s File No. 2025006670.
  - d. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Creekhaven (Residential Property) Section 3, Brazoria County Clerk’s File No. 2025006671.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Creekhaven Residential Association, Inc. c/o Vision Communities Management, LLC, 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
  6. Contact Information for the Association’s Designated Representative: The contact information of the designated representative of the Association is: Vision Communities Management, LLC; Address: 5757 Alpha Road, Suite 680, Dallas, Texas 75240; Phone Number: 972-612-2303; Email Address: vcminfo@vcmtexas.com.
  7. Association Website: The Association’s Dedicatory Instruments are available to Members online at: <https://vcmtexas.com/>.
  8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate	\$340.00
Transfer Fee	\$250.00
Refinance Fee	\$50.00
Capitalization Fee [Declaration Article XIV, Section D]	Each person or entity acquiring title to a Lot agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate. The Capitalization Fee is payable to the Association on the date of transfer of title to a Lot. The Capitalization Fee for 2025 is \$1,200.00. Some exemptions may apply. For future years, the Capitalization Fee must be verified with the Association.
Community Fee [Declaration Article XIV, Section E]	Each person or entity transferring title to a Lot agrees to pay to the Association a Community Fee. The Community Fee is payable to the Association on the date of transfer of the Lot. The amount of the initial Community Fee is 0.5% of the “Gross Selling Price” of the Lot [as more particularly described in the Declaration of Covenants, Conditions, and Restrictions for Creekhaven (Residential Property)]. Some exemptions may apply. The Community Fee must be verified with the Association.

Executed on this 13 day of March, 2025.

CREEKHAVEN RESIDENTIAL ASSOCIATION, INC.

By: Vision Communities Management, LLC,  
Managing Agent

By: Sharon Davis

Printed: Sharon Davis

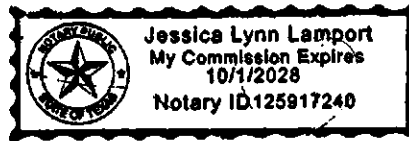
Its: Director of Houston + Arizona Market

\*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §  
  §  
COUNTY OF Montgomery §

BEFORE ME, the undersigned notary public, on this 13 day of March, 2025 personally appeared Sharon Davis, the Market Director - Houston of Vision Communities Management, LLC, Managing Agent for Creekhaven Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Jessica Lynn Lamport  
Notary Public in and for the State of Texas



# FILED and RECORDED

Instrument Number: 2025011458

Filing and Recording Date: 03/14/2025 09:59:27 AM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-crystalm