

2
POA/MC
N

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: Braewood Townhouses
2. The name of the Association is BRAEWOOD TOWNHOMES ASSOCIATION a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

County Clerk's File No D785216, Film Code 156-25-0002, Volume 201 Page 126 of the Map Records of Harris County, Texas and all amendments thereto

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

Declaration

County Clerk's File No D907426 of the Real Property Records of Harris County, Texas

First Amendment to Declaration

County Clerk's File No E564194 of the Real Property Records of Harris County, Texas

5. The mailing address of the Association is:

BRAEWOOD TOWNHOMES 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

(2)
IEE

IEE

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:

\$250.00	Due to HOA for unbilled water. Water is billed a month in arrears. Anything under \$250.00 will be refunded to the seller Anything over \$250.00 will be charged to the buyer
\$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

BRAEWOOD TOWNHOMES ASSOCIATION
a Texas Non-Profit Corporation

By: _____

Jamie Taylor, Manager for Creative Management Company
as Managing Agent for BRAEWOOD TOWNHOMES ASSOCIATION

STATE OF TEXAS §
 §
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 BRAEWOOD TOWNHOMES ASSOCIATION, 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

FILED FOR RECORD

8:00:00 AM

Wednesday, February 5, 2025

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, February 5, 2025



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS