

[illegible]

**MANAGEMENT CERTIFICATE PURSUANT  
TO SECTION 209.004, TEXAS PROPERTY CODE**

ENCLAVE AT SPRING SHADOWS HOMEOWNERS ASSOCIATION, INC., ("Association") a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

1. The name of the subdivision is: Enclave at Spring Shadows
2. The name of the Association is: Enclave at Spring Shadows  
Homeowners Association, Inc.
3. The recording data for the subdivision is:
  - (a) Enclave at Spring Shadows, a subdivision of 4,560 acres of land situated within the City of Houston, Harris County, Texas and containing 49 lots, 1 block and 9 reserves out of the R.M. Armstrong Survey, Abstract 1321, according to the map or plat thereof recorded in the Film Code Number 658117 of the Map Records of Harris County, Texas.
4. The recording data for the declaration is:
  - (a) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Enclave at Spring Shadows recorded in the Official Public Records of Harris County, Texas at File No. 20150528400
5. The name of the Association is ENCLAVE AT SPRING SHADOWS HOMEOWNERS ASSOCIATION, INC. and the mailing address of the Association is 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The name, the mailing address, phone number and e-mail address of the person managing the Association or the Association's designated representative is Carolyn Bonds, PCAM, Managing Agent, Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084, 281-579-0761, [info@crestmanagement.com](mailto:info@crestmanagement.com).
7. Other information the Association considers appropriate is:
  - A. Certificate of Formation filed in the Office of the Secretary of State of Texas on July 19, 2013, File No. 801821285

B. Current Bylaws effective as of August 13, 2014, recorded in the Official Public Records of Harris County, Texas on September 05, 2014 at under Clerk's File No. 20140397901

C. Document Retention Policy, filed for registration on August 29, 2016 at Instrument No. RP-2016-385247, Official Records of Harris County, Texas, and available at the Association's office, 17171 Park Row, Suite 310, Houston, Texas 77084.

D. Collection Policy and Payment Plan Guidelines, filed for registration on August 29, 2016 at Instrument No. RP-2016-385248, Official Records of Harris County, Texas, and available at the Association's office, 17171 Park Row, Suite 310, Houston, Texas 77084.

E. Standby Electric Generator Policy, filed for registration on August 29, 2016 at Instrument No. RP-2016-385251, Official Records of Harris County, Texas, and available at the Association's office, 17171 Park Row, Suite 310, Houston, Texas 77084.

F. Parking and Towing Policy, filed for registration on August 29, 2016 at Instrument No. RP-2016-385253, Official Records of Harris County, 8. Houston, Texas 77084.

8. Resale, transfer and refinance fees are as follows:

Resale Certificate: \$225

Certified Statement of Account (Transfer Fee) \$215.00

Refinance Statement of Account \$ 75.00

Rush Fee: \$50.00

Updates to Resale Certificate:

No Charge within 30 days from date of certificate.

\$75 for up to 180 days from date of certificate.

After 180 days they have to purchase a new certificate.

9. All the governance documents for the association including but limited to the deed restrictions, Association's by-laws and written policies are listed on the website: <https://www.crest-management.com/Communities/Enclave-at-Spring-Shadows-Homeowners-Association>.

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SIGNED this 29 day of July 2021.

ENCLAVE AT SPRING SHADOWS  
HOMEOWNERS ASSOCIATION, INC.

By: Carolyn Bonds  
Carolyn Bonds, PCAM, Managing Agent

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

The above instrument was acknowledged before me by Carolyn Bonds, PCAM, Crest Management Company, Managing Agent of ENCLAVE AT SPRING SHADOWS HOMEOWNERS ASSOCIATION, INC. on this 29<sup>th</sup> day of July 2021.



Tristan Herbert  
Notary Public in and for the State of Texas

After Filing Return to:  
Rhonda Walls  
Sowell, Alvares & Walls, PLLC  
21320 Provincial  
Katy, Texas 77450

RP-2021-434739

RP-2021-434739  
# Pages 4  
08/02/2021 02:08 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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

RP-2021-434739