

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
CRAIN SQUARE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Crain Square Community Association, Inc., a non-profit corporation ("**Association**") 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 the Association:

1. Name of Subdivision: The name of the subdivision is Crain Square.
2. Name of Association: The name of the Association is Crain Square Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Crain Square Subdivision, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 677008 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, Restrictions and Easements for Crain Square.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. RP-2017-325815.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Crain Square Community Association, Inc. c/o Midtown Management Corporation, 2525 Robinhood Street, Suite 111, Houston, Texas 77005.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Midtown Management Conveyance Department. Address: 2525 Robinhood Street, Suite 111, Houston, Texas 77005. Phone No.: 713.489.4901. Email Address: info@midtownmgmt.com.

RP-2024-127435

7. The Association's Dedicatory Instruments are Available to Members Online at: www.midtownmgmt.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 300.00
Refinance Fee	\$ 160.00
Capitalization Fee [Declaration Article II, Section 2.07 and Article V, Section 5.01.4]	The Capitalization Fee is a nonrefundable fee in an amount equal to one annual assessment. The Capitalization Fee shall be paid by the purchaser to the Association at the closing of the completion of the sale of each Lot. For future years, the Capitalization Fee must be confirmed with the Association.
Statement of Account [Declaration, Article, V, Section 5.01.6]	Any transferee or prospective transferee (as described in the Declaration) shall be entitled to a statement from the Association setting forth all assessments due as of the date of the written request. For 2024 the Statement of Account is \$120.00. For future years, the Statement of Account must be confirmed with the Association.

Executed on this 10th day of April, 2024.

**CRAIN SQUARE COMMUNITY
ASSOCIATION, INC.**

By: Midtown Management Corporation,
Managing Agent

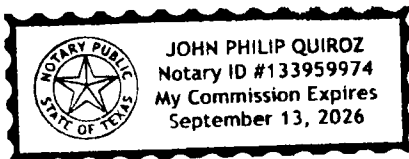



Sonya Bradley, Community Manager

*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 §
 §
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BEFORE ME, the undersigned notary public, on this 10th day of April, 2024 personally appeared Sonya Bradley, Community Manager for Midtown Management Corporation, Managing Agent for Crain Square Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

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Pages 4
04/10/2024 01:36 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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