

MANAGEMENT CERTIFICATE

(Owners' Association)

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, the TOWNHOMES AT GREENTRAILS HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit corporation, certifies as to the following:

1. The name of the subdivision is Green Trails Townhomes.
2. The name of the association is Townhomes at Greentrails Homeowners Association, Inc., a Texas Non-Profit corporation.
3. The subdivision is recorded with the Map and Plat Records of Harris County, Texas, along with any amendments, supplements or replats thereto, as follows:
 - (a) Green Trails Townhomes, Section 1, under Clerk's File No. W550623, as amended under W880140;
 - (b) Green Trails Townhomes, Section 2, under Clerk's File No. W965641.
4. The Declaration and amendments for the Association are recorded in the Real Property Records of Harris County, Texas, along with any amendments, supplements and annexations thereto as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Green Trails Townhomes, under Clerk's File No. W938551; and
 - (b) Bylaws and Articles of Incorporation, under Clerk's File No. 2014-0044818.
5. The mailing address for the Association is as follows: Townhomes at Greentrails Homeowners Association, Inc., c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The name, address, telephone number and email of the person managing the association are as follows: Crest Management Company, Attention: Carolyn Bonds, PCAM, Managing Agent, 17171 Park Row, Suite 310, Houston, Texas 77084, telephone number: 281.579.0761 and email: info@crest-management.com.

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7. The Association will charge the following fees to transfer a property:

- (a) Resale Certificate: \$375.00
- (b) Resale Certificate Update: No charge for 30 days, \$75.00 for 180 days.
- (c) Certificate Statement of Account (Transfer Fee): \$295.00
- (d) Refinance Statement of Account: \$75.00
- (e) Rush Fee: \$100.00 (for documents that need to be provided in less than three (3) business days)

8. 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 Associations dedicatory and governing documents are available online at:

www.crest-management.com

EXECUTED as of February 6, 2023.

TOWNHOMES AT GREENTRAILS
HOMEOWNERS ASSOCIATION, INC., a
Texas Non-Profit corporation

By: Carolyn Bonds
Name: Carolyn Bonds, PCAM
Title: Managing Agent

AFTER RECORDING, PLEASE RETURN TO:

Townhomes at Greentrails Homeowners Association, Inc.,
c/o Crest Management Company
17171 Park Row, Suite 310
Houston, Texas 77084

STATE OF TEXAS

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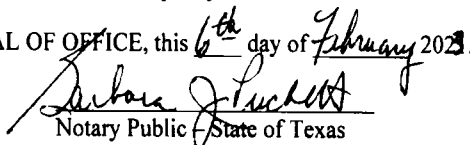
COUNTY OF HARRIS

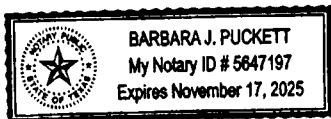
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BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared CAROLYN BONDS, Managing Agent of the TOWNHOMES AT GREENTRAILS HOMEOWNERS ASSOCIATION, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that it was the act of the TOWNHOMES AT GREENTRAILS HOMEOWNERS ASSOCIATION, INC, a Texas Non-Profit corporation, and that she executed it as the act of the corporation for the purposes and consideration expressed in it, and in the capacity stated in it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of February 2023.


Notary Public State of Texas



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Pages 4
02/13/2023 01:30 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

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