

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
GRAND OAKS HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Grand Oaks Homeowners 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 subdivisions are as follows.

- Rolling Creek, Section One (1).
- Grand Oaks, Section Two (2).
- Grand Oaks, Section Three (3).
- Grand Oaks, Section Four (4).
- Grand Oaks, Section Five (5).
- Grand Oaks, Section Six (6).
- Grand Oaks, Section Seven (7).
- Grand Oaks, Section Eight (8).
- Grand Oaks, Section Nine (9).
- Grand Oaks, Section Ten (10).
- Grand Oaks, Section Eleven (11).
- Grand Oaks, Section Twelve (12).
- Grand Oaks, Section Thirteen (13).
- Grand Oaks, Section Fourteen (14).
- Grand Oaks, Section Fifteen (15).

- Grand Oaks, Section Sixteen (16).
- Grand Oaks Village, Section One (1).
- Grand Oaks Village, Section Two (2).
- Lots 1 through 18 of Partial Replat No. One and Extension of Rolling Creek, Section One (the "Grand Oaks Partial Replat") recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. V013913 (the "New Rolling Creek Lots").
- Lots 1 through 8, Block One, Lots 1 through 87, Block Two, Lots 1 through 33, Block Three of Grand Oaks, Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof (the "Section One Plat") recorded in the Office of the County Clerk of Harris County, Texas under Clerk's File No. V967055 ("Grand Oaks, Section One").
- Any portion of the following tracts of land that have not yet been platted as of the date hereof as reflected in the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. W507369 (hereinafter the "Supplemental Declaration"):
 - (i) 100.8812 acres of land more particular described on Exhibit A to the Supplemental Declaration;
 - (ii) 47.5090 acres of land more particularly described on Exhibit B to the Supplemental Declaration;
 - (iii) 93.5892 acres of land more particularly described on Exhibit D to the Supplemental Declaration.
- Any portion of the following tracts of land that have not yet been platted as of the date hereof as reflected in the "Annexation for Grand Oaks Subdivision" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2017-129968 (hereinafter the "Annexation"):
 - (i) 0.1920 acres of land more particular described on Exhibit A to the Annexation; and
 - (ii) 0.6146 acres of land more particularly described on Exhibit B to the Annexation.
- Any portion of the following tracts of land that have not yet been platted as of the date hereof as reflected in the "Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision [Annexation]"

recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2017-457250 (hereinafter referred to as "Annexation");

(i) 5.56 acres of land more particular described on Exhibit A to the Annexation.

- Any portion of the following tracts of land that have not yet been platted as of the date hereof as reflected in the "Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision [Annexation]" recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. RP-2020-267873 (hereinafter referred to as "Annexation");

(i) 36.168 acres of land more particular described on Exhibit A to the Annexation.

- Such additional property that has previously been or may be annexed into the Association and/or any replats thereof.

2. Name of Association: The name of the Association is Grand Oaks Homeowners Association, Inc.

3. Recording Data for the Subdivision:

- a. Rolling Creek, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 327, Page 76 of the Map Records of Harris County, Texas (or any subsequently recorded plat thereof), LESS AND EXCEPT, Restricted Reserve A, Restricted Reserve B, Lot 78, Block 6, Lot 44, Block 7, Lot 22, Block 4 and Lot 1, Block 8 and all amendments to or replats of said maps or plats, if any.
- b. Grand Oaks, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 518184 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- c. Grand Oaks, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 669037 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- d. Grand Oaks, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 555062 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- e. Grand Oaks, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No.

- 602269 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- f. Grand Oaks, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 683250 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - g. Grand Oaks, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 683694 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - h. Grand Oaks, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 689106 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - i. Grand Oaks, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 689110 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - j. Grand Oaks, Section Nine (9), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 690907 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - k. Grand Oaks, Section Ten (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 669040 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - l. Grand Oaks, Section Eleven (11), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 669043 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - m. Grand Oaks, Section Twelve (12), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 691929 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - n. Grand Oaks, Section Thirteen (13), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 698417 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- o. Grand Oaks, Section Fourteen (14), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 693844 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Grand Oaks, Section Fifteen (15), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 696985 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Grand Oaks, Section Sixteen (16), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 697255 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Grand Oaks Village, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 696988 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Grand Oaks Village, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 709983 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) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Rolling Creek, Section One (commonly known as Grand Oaks Subdivision).
 - (2) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision.
 - (3) Annexation for Grand Oaks Subdivision.
 - (4) Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision [Annexation].
 - (5) Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision [Annexation].
 - (6) Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision [Annexation - Grand Oaks Village Section 1].
 - (6) Supplemental Declaration of Covenants, Conditions and Restrictions for Grand Oaks Subdivision [Annexation - Grand Oaks Village Section 2].

b. Recording Information:

- (1) Harris County Clerk's File No. S758445.
- (2) Harris County Clerk's File No. W507369.
- (3) Harris County Clerk's File No. RP-2017-129968.
- (4) Harris County Clerk's File No. RP-2017-457250.
- (5) Harris County Clerk's File No. RP-2020-267873.
- (6) Harris County Clerk's File No. Rp-2024-125965.
- (7) Harris County Clerk's File No. RP-2025-16183.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Grand Oaks Homeowners Association, Inc. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Carolyn Bonds, PCAM, Crest Management Company. Address: 17171 Park Row, Suite 310, Houston, Texas 77084. Phone No.: 281.579.0761. Email Address: info@crest-management.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.crest-management.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
Resale Certificate Update	No charge for up to 30 days; \$75.00 for 180 days; new certificate required after 180 days
Transfer Fee	\$ 295.00
Refinance Statement of Account	\$ 75.00
Rush Fee	\$ 100.00 for document needed in less than 3 business days

Executed on this 26th day of _____, 2025.

**GRAND OAKS HOMEOWNERS
ASSOCIATION, INC.**

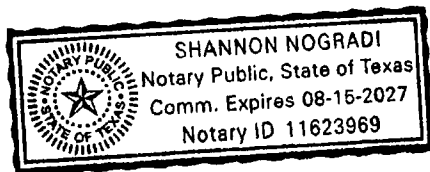
By: Crest Management Company, Managing Agent

Carolyn Bonds
Carolyn Bonds, PCAM/ Agent

*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 HARRIS §

BEFORE ME, the undersigned notary public, on this 2nd day of February 2025 personally appeared Carolyn Bonds, PCAM/ Agent of Crest Management Company, Managing Agent for Grand Oaks Homeowners 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.



Shannon Nozgrad
Notary Public in and for the State of Texas

RP-2025-39778
Pages 8
02/04/2025 12:12 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$49.00

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-2025-39778