

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

MANAGEMENT CERTIFICATE OF  
FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of Fleetwood Property Owners Association, Inc., f/k/a Fleetwood Community Improvement Association, Inc., the property owner's association for Fleetwood, a residential subdivision in Houston, Harris County, Texas, (the "Subdivision") submits this Management Certificate of Fleetwood Property Owners Association, Inc.

1. The name of the Subdivision is Fleetwood.
2. The name of the association for the Subdivision is Fleetwood Property Owners Association, Inc., f/k/a Fleetwood Community Improvement Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Real Property Records of Harris County, Texas, as follows:

Fleetwood, Section One, being 35.9906 acres in the Joel Wheaton Survey Abstract 80, Harris County, Texas, according to the Plat of said subdivision recorded in Volume 189, Page 24 of the Map Records of Harris County, Texas

Fleetwood, Section Two, being 8.4879 acres in the Joel Wheaton Survey Abstract 80, Harris County, Texas, according to the Plat of said subdivision recorded in Volume 224, Page 45 of the Map Records of Harris County, Texas

Fleetwood, Section Three, a subdivision of 52.6623 acres in the Joel Wheaton Survey Abstract 80, Harris County, Texas, according to the Plat of said subdivision recorded in Volume 214, Page 52 of the Map Records of Harris County, Texas

Fleetwood, Section Five, a development plat of Reserve "E", Fleetwood, Section Four and being 25.1287 acres of land in the Joel Wheaton Survey Abstract 80, Harris County, Texas, according to the Plat of said subdivision recorded in Volume 258, Page 133 of the Map Records of Harris County, Texas

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Fleetwood, Section Six, a development plat of Reserve "D", Fleetwood, Section Four and being 13.1277 Acres of Land in the Joel Wheaton Survey, Abstract No. 80 Harris County, Texas.

4. The Declaration for the Subdivision has been recorded in the Real Property Records of Harris County, Texas under County Clerk's File No. D614496 and Clerk's Film Code 145-37-2141, and thereafter amended by that certain Amendment of Restrictions recorded under Harris County Clerk's File No. D797447 and Clerk's Film Code No. 156-38-0822, and thereafter included Restrictions Fleetwood, Section Three recorded under Harris County Clerk's File No. E116716 and Clerk's Film Code No. 101-10-0158, and thereafter included that certain Restrictions for Fleetwood, Section Two recorded under Harris County, Clerk's File No. E553416 and Clerk's Film Code No. 127-19-1827, and thereafter included that certain Restrictions Fleetwood Section Three recorded under Harris County Clerk's File No. E693996 and Clerk's Film Code No. 136-13-0244, and thereafter included Declaration of Covenants, Conditions, Easements and Restrictions, Fleetwood Section Five recorded under Harris County Clerk's File No. F341486 and Clerk's Film Code No. 178-08-2190, and thereafter included that certain Amendment to Declaration of Covenants, Conditions, Easements and Restrictions Fleetwood, Section recorded under Harris County Clerk's File No. F467557 and Clerk's Film Code No. 186-14-1643, and thereafter included Declaration of Covenants, Conditions, Easements and Restrictions Fleetwood, Section Six recorded under Harris County Clerk's File No. F658327 and Clerk's Film Code No. 199-01-1229, and thereafter included that certain Amendment to Declaration of Covenants, Conditions, Easements and Restrictions Fleetwood, Section Six recorded under Harris County Clerk's File No. M980108 (as re-recorded from M580141) and Clerk's Film Code No. 198-63-2297 (as re-recorded from 173-67-2046) and thereafter included that certain Second Amendment of Restrictions Fleetwood, Section One under Harris County Clerk's File No. Y525896 and Clerk's Film Code No. 300634378, and thereafter included that First Amendment of Restrictions Fleetwood, Section Two under Harris County Clerk's Instrument No. Y525899 and Clerk's Film Code No. 300634379, and thereafter included that certain First Amendment of Restrictions Fleetwood, Section Three recorded under Harris County Clerk's File No. Y525903 and Clerk's Film Code No. 30063481, and thereafter included that certain Second Amendment of Declaration of Covenants, Conditions, Easements and Restrictions, Fleetwood, Section Five recorded under Harris County Clerk's File No. Y525904 and Clerk's Film Code No. 300634382, and thereafter included that certain Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions Fleetwood, Section Six recorded Harris County Clerk's File No. Y525909 and Clerk's Film Code No. 300634383 (hereinafter referred to as "Declaration").

5. The mailing address of the Association, and the name and mailing address of the person managing the Association, is c/o Crest Capital Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084, attn: Carolyn Bonds, Managing Agent, info@crest-management.com. The website for the association is crest-management.com, and contact phone number is 281/579-0761. For the sale or transfer of a Lot in the subdivision the following fees apply: transfer fees are charged at the rate of \$295.00, Resale Certificates are charged at the rate of \$375.00; Resale Certificate Updates are no charge for 30 days, and \$75.00 for 180 days; Refinance Statement of Account fees are charged at the rate of \$75.00; a Rush Fee for documents that need to be provided in less than three (3) business days are charged at the rate of \$100.00.

6. A true and correct copy of the Articles of Merger and By-Laws of Fleetwood Property Owners Association, Inc are attached to that certain Amended and Restated Notice of Dedicatory Instruments for Fleetwood Property Owners Association, Inc recorded at Harris County Clerk's File No. 201911523.

7. A true and correct copy of the Document Production and Copying Policy, Document Retention Policy, Roofing Guidelines, Deed Restriction Enforcement Policy, Religious Items Guidelines, Solar Devices Guidelines, Flag Guidelines and Rainwater Systems Guidelines is attached to that certain Resolution Regarding Adoption of Statutory Policies recorded at Harris County Clerk's File No. 20110539485.

8. True and correct copies of the Rules and Regulations Relating to Play Equipment and Play Apparatus, Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, Document Production and Copying Policy, Document Retention Policy, and Deed Restriction Violation Dispute Policy, are attached hereto.

9. True and correct copies of the current Rules and Regulations Relating to Play Equipment and Play Apparatus, Delinquency Collection Policy, Alternative Payment Schedule Policy, Collection Referral Policy, Rental and Lease Policy, Architectural Review Authority and Appeals Policy, Bid Solicitation Policy, Document Production and Copying Policy, Document Retention Policy, and Deed Restriction Violation Dispute Policy, are attached to that certain Management Certificate recorded at Brazoria County Clerk's Instrument No. 2021502883.

Signed this 3 day of April, 2023.

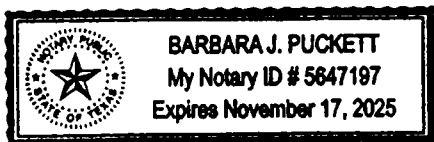
FLEETWOOD PROPERTY OWNERS  
ASSOCIATION, INC.

By: Carolyn Bonds  
Name: Carolyn Bonds  
Title: Agent

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 3<sup>rd</sup> day of April, 2023  
by Carolyn Bonds, Agent of Fleetwood Property Owners  
Association, Inc., f/k/a Fleetwood Community Improvement Association, Inc., a Texas not for profit  
corporation, on behalf of said not for profit corporation



Barbara J. Puckett  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Carl Jay Quezada  
Quezada Law Firm, P.C.  
106 E. Willowick  
Friendswood, Texas 77546

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# Pages 5  
04/14/2023 10:34 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$30.00

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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