

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
CREEKWOOD CROSSING COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Creekwood Crossing Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas (the "Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously recorded:

1. Names of Subdivision: The name of the subdivision is Creekwood Crossing.
2. Name of Property Owners' Association: The name of the Association is Creekwood Crossing Community Association, Inc.
3. Recording Data for the Subdivision:

Creekwood Crossing, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 707717 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. Document:
 - (1) Declaration of Covenants, Conditions and Restrictions of Creekwood Crossing, Section One (1).
 - b. Recording Information:
 - (1) Harris County Clerk's File No. RP-2024-299078.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Creekwood Crossing Community 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 Fee	\$ 375.00
Resale Certificate Update Fee	No charge for 30 days; \$75.00 for 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
Capitalization Fee [Declaration Article VII, Section 7.5]	The Capitalization Fee shall be assessed to the transferee of any transaction conveying title to a Lot in the Property and is due at the closing of the Lot. The Capitalization Fee is initially set at 60% of the then current Annual Assessment. The Capitalization Fee for 2025 is in the amount of \$315.00. Notwithstanding the foregoing, the Capitalization Fee shall not apply to the sale of any property from Declarant to another Builder for the purpose of constructing and selling a single family residence for occupancy by an Owner. In addition, upon the transfer of title to any Lot, the Association may set, adjust and assess a reasonable fee to the transferee to compensate for the administrative costs of the transfer.

EXECUTED on this 30 day of June, 2025.

CREEKWOOD CROSSING COMMUNITY
ASSOCIATION, INC.

By: Crest Management Company,
Managing Agent

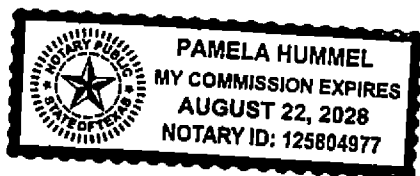
Carolyn Bonds
Carolyn Bonds PCAM/Agent

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report all 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 30th day of June, 2025 personally appeared Carolyn Bonds, PCAM/Agent for Crest Management Company, Managing Agent for Creekwood Crossing 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.

Pamela Hummel
Notary Public in and for the State of Texas



RP-2025-311553
Pages 4
08/08/2025 07:19 AM
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

RP-2025-311553