

# MANAGEMENT CERTIFICATE OF

STATE OF TEXAS                      §  
COUNTY OF MONTGOMERY         §

That, **THE ESTATES OF CLEAR CREEK PROPERTY OWNERS' ASSOCIATION, INC.**, a Texas non-profit corporation and property owner's association as defined by Chapter 209 of the Texas Property Code, hereby files this Management Certificate as required by Section 209.004 of the Texas Property Code. This Management Certificate hereby supersedes and replaces any prior Management Certificates applicable to the Subdivision(s) described below and all such prior Management Certificates are hereby revoked.

**The name of the Subdivision is:** The Estates of Clear Creek, Section 1  
The Estates of Clear Creek, Section 2

**The name of the Association is:** The Estates of Clear Creek Property Owners' Association, Inc.

**The recording data for the Subdivision is:**

1. The Estates of Clear Creek, Section 1, as recorded under Film Code No. 183-00-2385 in the Real Property Records of Montgomery County, Texas; and
2. The Estates of Clear Creek, Section 2, as recorded under Film Code No. 183-00-2334 in the Real Property Records of Montgomery County, Texas.

**The recording data for the Declaration and Declaration Amendment is:**

1. Declaration of Covenants, Conditions, Restrictions and Easements for The Estates of Clear Creek, Section 1 filed for record under Clerk's File No. 9649540 in the Real Property Records of Montgomery, County, Texas.
2. Declaration of Covenants, Conditions, Restrictions and Easements for The Estates of Clear Creek, Section 2 filed for record under Clerk's File No. 9649535 in the Real Property Records of Montgomery, County, Texas.

**The name and mailing information of the person managing the Association or the Association's designated representative is as follows:**

Name of Managing Agent:	Jennifer Zinnante
Name of Managing Company:	Tri-Star Community Management, LLC.

Address of Managing Company:	525 Woodland Square Blvd., Ste. 250 Conroe, Texas 77384
Phone Number:	(936) 207-1440 ext. 09928
Email:	jennifer@tristarcn.net

**The website address of any internet website on which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is:**

<http://www.estatesofclearcreek.org>

**The amount and description of any fees charged by the Association relating to a property transfer in the Subdivision are the following:**

Refinance Fee:	\$100.00
Resale Certificate Fee:	\$300.00
Resale Certificate Update Fee:	\$50.00
Rush Fee:	\$50.00
Statement of Account Fee:	\$100.00
Transfer Fee:	\$200.00

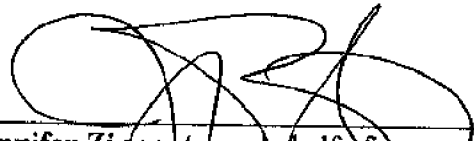
**Other information the Association considers appropriate is as follows:**

Legal Counsel for the Association is as follows:

Law Firm Name:	MIRANDA CARREON   JACOBO
Law Firm Address:	1425 N Durham Dr. Houston, Texas 77008
Phone Number:	(281) 886-7764
Fax Number:	(713) 234-0397
Website:	mirandajacobo.com
Email:	firm@mirandajacobo.com

***Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association, as well as to perform a physical inspection of the property and common areas prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association, or to report every piece of information pertinent to the Subdivision or Association. 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.***

EXECUTED on this 13 day of December, 2022

  
By: **Jennifer Zinnante**, on behalf of  
Tri-Star Community Management, LLC.,  
Managing Agent for The Estates of Clear  
Creek Property Owners' Association, Inc.

STATE OF TEXAS

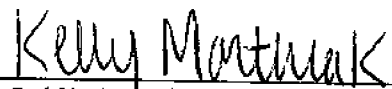
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COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on this 15<sup>13</sup> <sup>KM</sup> day of December, 2022 by Jennifer Zinnante as agent of Tri-Star Community Management, LLC for The Estates of Clear Creek Property Owners' Association, Inc.

  
Notary Public in and for the State of Texas



**E-FILED FOR RECORD**

**12/16/2022 03:46PM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**12/16/2022**



County Clerk  
Montgomery County, Texas