



KRESSTON RESIDENTIAL ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
COUNTIES OF MONTGOMERY AND COUNTY OF GRIMES §

The undersigned, being the Managing Agent for Kresston Residential Association, Inc., a nonprofit 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 information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Kresston.
2. Name of Association: The name of the Association is Kresston Residential Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit A attached to the "Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Kresston (Residential Property)", recorded in the Official Public Records of Montgomery County, Texas under Clerk's File No. 2024108326, and in the Official Public Records of Grimes County, Texas under Clerk's File No. 2024-343406 (which Exhibit A is incorporated herein by this reference).
 - b. Kresston, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under File No. 2024086283 and in Cabinet 0AA, Sheets 0912-0915 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Kresston, Section Two (2), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under File No. 2024086281 and in Cabinet 0AA, Sheets 0909-0911 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Kresston (Residential Property), Montgomery

County Clerk's File No. 2024108326; Grimes County Clerk's File No. 2024-343406.

- b. Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Kresston (Residential Property), Section 1, Montgomery County Clerk's File No. 2024090177.
 - c. Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Kresston (Residential Property), Section 2, Montgomery County Clerk's File No. 2024090178.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Kresston Residential Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.
 6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation; Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024; Phone Number: 469-246-3500; Email Address: ccmctx@ccmcnet.com.
 7. Association Website: The Association's Dedicatory Instruments are available to Members online at: www.ccmcnet.com.
 8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

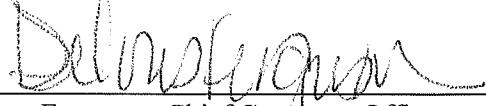
Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$375.00
Resale Disclosure Update	\$75.00
No Title Sale	\$125.00
Resale Trustee/Lender Sale	\$125.00
Lender Questionnaire Fee-Standard	\$200.00
Lender Questionnaire Fee- Custom	\$300.00
Refinance/Lien Estoppel Update	\$75.00

Rush Fee	\$100.00
Capitalization Fee (Declaration, Article XV, Section E)	Each Grantee acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee for such acquired Lot in an amount equal to 100% of the then-current Annual Assessment rate plus 100% of the then-current Service Area rate Assessment (if applicable). The Capitalization Fee for 2024 is \$1,300.00. Some exemptions may apply. Capitalization Fees are payable to the Association on the date of the transfer of title to a Lot. For future years, the Capitalization Fee must be verified with the Association.
Foundation Fee (Declaration, Article XV, Section F)	Each person or entity acquiring title to a Lot agrees to pay the Association a Foundation Fee. The Foundation Fee is based on the "Gross Selling Price" of a Lot (as described in the Declaration). The current Foundation Fee is 0.5% of the Gross Selling Price of the Lot. Some variations and exemptions apply.

Executed on this 30th day of October, 2024.

KRESSTON RESIDENTIAL ASSOCIATION, INC.

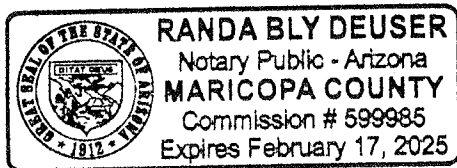
By: Capital Consultants Management Corporation,
Managing Agent

By: 
Delores Ferguson, Chief Customer Officer

*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 ARIZONA §
COUNTY OF MARICOPA §

BEFORE ME, the undersigned notary public, on this 30th day of October, 2024 personally appeared Delores Ferguson, Chief Customer Officer of Capital Consultants Management Corporation, Managing Agent for Kresston Residential 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.



Randa Bly Deuser
Notary Public in and for the State of ARIZONA
Randa Bly Deuser

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 343545

eRecording - Real Property

Recorded On: November 04, 2024 07:48 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 343545
Receipt Number: 20241103000002
Recorded Date/Time: November 04, 2024 07:48 AM
User: Mary H
Station: Clerk03

Record and Return To:

CSC GLOBAL



**STATE OF TEXAS
COUNTY OF GRIMES**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grimes County, Texas.**

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

E-FILED FOR RECORD

11/04/2024 08:34AM



L. Brandon Steinmann

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.

11/04/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas