

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
MORTON CREEK RANCH COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

MORTON CREEK RANCH COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Morton Creek Ranch;
- (2) the name of the Association is Morton Creek Ranch Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:
  - (a) Morton Creek Ranch, Section One (1), under Clerk's File No. 20070667282;
  - (b) Morton Creek Ranch, Section Two (2), under Clerk's File No. 20080385049;
  - (c) Morton Creek Ranch, Section Two (2), Partial Replat No. 1, under Clerk's File No. 20090557543;
  - (d) Morton Creek Ranch, Section Three (3), under Clerk's File No. 20080262454;
  - (e) Morton Creek Ranch, Section Three (3), Partial Replat No. 1, under Clerk's File No. 20100035618;
  - (f) Morton Creek Ranch, Section Four (4), under Clerk's File No. 20110356735;
  - (g) Morton Creek Ranch, Section Five (5), under Clerk's File No. 20120262066;
  - (h) Morton Creek Ranch, Recreation Reserve No. 1 Subdivision, under Clerk's File No. 20120430291;
  - (i) Morton Creek Ranch, Section Six (6), under Clerk's File No. 20130346516;
  - (j) Morton Creek Ranch, Section Seven (7), under Clerk's File No. 20130346543;
  - (k) Morton Creek Ranch, Section Eight (8), under Clerk's File No. 20140217268;
  - (l) Morton Creek Ranch, Section Nine (9), under Clerk's File No. 20140276237;

- (m) Morton Creek Ranch, Section Ten (10), under Clerk's File No. 20150275300;
- (n) Morton Creek Ranch, Section Eleven (11), under Clerk's File No. 20150311936;
- (o) Morton Creek Ranch, Section Twelve (12), under Clerk's File No. RP-2016-100559;
- (p) Morton Creek Ranch, Section Fourteen (14), under Clerk's File No. RP-2018-517173;
- (q) Morton Creek Ranch, Section Fifteen (15), under Clerk's File No. RP-2020-290423;
- (r) Morton Creek Ranch, Section Seventeen (17), under Clerk's File No. RP-2016-573700;
- (s) Morton Creek Ranch, Section Eighteen (18), under Clerk's File No. RP-2017-15227;
- (t) Morton Creek Ranch, Section Nineteen (19), under Clerk's File No. RP-2018-108095;
- (u) Morton Creek Ranch, Section Twenty (20), under Clerk's File No. RP-2018-13242;
- (v) Morton Creek Ranch, Section Twenty-One (21), under Clerk's File No. RP-2019-238978;
- (w) Morton Creek Ranch, Section Twenty-Two (22), under Clerk's File No. RP-2019-290423;
- (x) Morton Creek Ranch, Section Twenty-Three (23), under Clerk's File No. RP-2021-294399;
- (y) Morton Creek Ranch, Section Twenty-Four (24), under Clerk's File No. RP-2021-294400;
- (z) Morton Creek Ranch, Section Twenty-Six (26), under Clerk's File No. RP-2021-294401;
- (aa) Morton Creek Ranch Section Twenty-Seven (27), under Clerk's File No. RP-2022-155902;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section One, under Clerk's File No. 20080031003;
- (b) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Two Partial Replat No. 1, under Clerk's File No. 20100264414;
- (c) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Three Partial Replat No. 1, under Clerk's File No. 20100258107;
- (d) Annexation Agreement Morton Creek Ranch Section Two (2), Phase Two (2), under Clerk's File No. 20110289157;
- (e) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Two, Phase Two (2), under Clerk's File No. 20110289156;
- (f) Annexation Agreement Morton Creek Ranch Section Three (3), Phase Two (2), under Clerk's File No. 20110529215;
- (g) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Three (3), Phase Two (2), under Clerk's File No. 20110529216;
- (h) Annexation Agreement Morton Creek Ranch Section Four (4), under Clerk's File No. 20120432881;
- (i) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Four (4), under Clerk's File No. 20120432882;
- (j) Annexation Agreement Morton Creek Ranch Section Five (5), under Clerk's File No. 20120435504;
- (k) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Five (5), under Clerk's File No. 20120435505;
- (l) Annexation Agreement Morton Creek Ranch Section Six (6) and Seven (7), under Clerk's File No. 20130470742;
- (m) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Six (6) and Seven (7), under Clerk's File No. 20130470742;

- (n) Annexation Agreement Morton Creek Ranch Section Eight (8), under Clerk's File No. 20140307587;
- (o) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Eight (8), under Clerk's File No. 20140307586;
- (p) Annexation Agreement Morton Creek Ranch Section Nine (9), under Clerk's File No. 20140447836;
- (q) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Nine (9), under Clerk's File No. 20140447837;
- (r) Annexation Agreement Morton Creek Ranch Sections Ten (10) and Eleven (11), under Clerk's File No. 20150480851;
- (s) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Ten (10), under Clerk's File No. 20150480849;
- (t) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Eleven (11), under Clerk's File No. 20150480850;
- (u) Annexation Agreement Morton Creek Ranch Section Twelve (12), under Clerk's File No. RP-2016-344368;
- (v) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Twelve (12), under Clerk's File No. RP-2016-344369;
- (w) Annexation Agreement Morton Creek Ranch Section Thirteen (13), under Clerk's File No. RP-2017-559439;
- (x) Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Thirteen (13), under Clerk's File No. RP-2018-126526;
- (y) Annexation Agreement Morton Creek Ranch Section Fourteen (14), under Clerk's File No. RP-2019-31792;
- (z) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Fourteen (14), under Clerk's File No. RP-2019-31793;
- (aa) Annexation Agreement Morton Creek Ranch Section Fifteen (15), under Clerk's File No. RP-2020-337097;
- (bb) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Fifteen (15), under Clerk's File No. RP-2020-337098;

- (cc) Annexation Agreement Morton Creek Ranch Section Seventeen (17), under Clerk's File No. RP-2017-226077;
- (dd) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Seventeen (17), under Clerk's File No. RP-2017-226076;
- (ee) Annexation Agreement Morton Creek Ranch Section Eighteen (18), under Clerk's File No. RP-2017-233190;
- (ff) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Eighteen (18), under Clerk's File No. RP-2017-0233191;
- (gg) Annexation Agreement Morton Creek Ranch Section Nineteen (19), under Clerk's File No. RP-2018-142682;
- (hh) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Nineteen (19), under Clerk's File No. RP-2018-142683;
- (ii) Annexation Agreement Morton Creek Ranch Section Twenty (20), under Clerk's File No. RP-2019-39676;
- (jj) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Twenty (20), under Clerk's File No. RP-2019-39677;
- (kk) Annexation Agreement Morton Creek Ranch Section Twenty-One (21), under Clerk's File No. RP-2019-343385;
- (ll) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Twenty-One (21), under Clerk's File No. RP-2019-343386;
- (mm) Annexation Agreement Morton Creek Ranch Section Twenty-Two (22), under Clerk's File No. RP-2019-343427;
- (nn) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Twenty-Two (22), under Clerk's File No. RP-2019-343428;
- (oo) Annexation Agreement Morton Creek Ranch Section Twenty-Three (23), under Clerk's File No. RP-2021-414627;
- (pp) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Twenty-Three (23), under Clerk's File No. RP-2021-414629;

(qq) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Twenty-Four (24), under Clerk's File No. RP-2022-156887;

(rr) Supplemental Declaration of Covenants, Conditions and Restrictions of Morton Creek Ranch, Section Twenty-Seven (27), under Clerk's File No. RP-2022-205711;

(5) the name and mailing address of the Association is:

(a) Morton Creek Ranch Community Association, Inc., c/o Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;

(b) (281) 579-0761;

(c) [info@crest-management.com](mailto:info@crest-management.com);

(7) The Association's website address is:

<https://www.crest-management.com/Communities/Morton-Creek-Ranch-Community-Association>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee: \$375.00;

(b) Resale Certificate Update:

a. no charge within 30 days of original,

b. within 30-180 days of original: \$75.00,

c. (a new Resale Certificate must be purchased after 180 days);

(c) Certified Statement of Account (Transfer Fee): \$295.00;

(d) Refinance Statement of Account: \$75.00;

(e) RUSH FEE: \$100.00

(for documents that need to be provided in less than 3 business days);

(f) Capitalization Fee - \$400.00

(subject to change from year to year in like percentage to any increases to the annual assessment amount);

- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing 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. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 28 DAY OF February, 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM  
on behalf of Crest Management Company, AAMC,  
Managing Agent for Morton Creek Ranch Community Association, Inc.

STATE OF TEXAS §

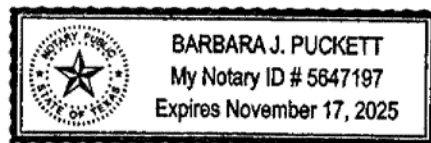
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COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Morton Creek Ranch Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 28<sup>th</sup> day of February, 2023.

Barbara J. Puckett  
Notary Public, State of Texas



E-RECORDED BY:  
HOLTTOLLETT, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024

RP-2023-76904  
# Pages 8  
03/06/2023 02:08 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$42.00

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-2023-76904