



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR  
KELLIWOOD FUND, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §  
   §  
COUNTY OF FORT BEND       §

Kelliwood Fund, Inc., a Texas non-profit corporation, files this Management Certificate, to supersede all prior Management Certificates, pursuant to §209.004 of the Texas Property Code, as follows:

(1) the name of the subdivisions are: Kelliwood Gardens, Kelliwood Place, Kelliwood Trails, Kelliwood Enclave, Kelliwood Greens, Fairways at Kelliwood, Kelliwood Links, Kelliwood Pointe and Kelliwood Terrace;

(2) the name of the association is Kelliwood Fund, Inc.;

(3-A) the subdivision is recorded with Map and Plat Records of Harris County, Texas, along with any amendments, supplements and replats thereto, as follows:

(a) Kelliwood Gardens, Section 1, under Volume 345, Page 33;

(b) Kelliwood Gardens, Section 2, under Volume 415, Page 53;

(c) Kelliwood Place, Section 1, under Volume 348, Page 73;

(d) Kelliwood Place, Section 2, under Volume 356, Page 115;

(e) Kelliwood Place, Section 3, under Volume 391, Page 110;

(f) Kelliwood Place, Section 4, under Volume 389, Page 77;

(g) Kelliwood Trails, under Volume 375, Page 50;

(h) Kelliwood Enclave, Section 1, under Volume 437, Page 123;

(i) Kelliwood Enclave, Section 2, under Volume 480, Page 42;

(3-B) the subdivision is recorded with Map and Plat Records of Fort Bend County, Texas, along with any amendments, supplements and replats thereto, as follows:

(a) Kelliwood Greens, Section 1, under Slide No. 1021B;

(b) Kelliwood Greens, Section 2, under Slide No. 1130A-B;

(c) Fairways at Kelliwood, under Slide No. 1346A;

- (d) Kelliwood Links, Section 1, under Slide No. 1450B;
- (e) Kelliwood Pointe, Section 1, under Slide No. 1287B-1288A;
- (f) Kelliwood Terrace, Section 1, under Slide No. 982A-B;
- (g) Kelliwood Terrace, Section 2, under Slide No. 1100B;
- (h) Kelliwood Terrace, Section 3, under Slide No. 1248B;

(4-A) the subdivision Declarations are recorded with the Real Property Records of Harris County, Texas, along with any amendments and supplements thereto, as follows:

- (a) Restrictions for Kelliwood Gardens, Section 1, under Clerk's File No. M506270, as amended under Clerk's File Nos. N383609, N539806, R172715, and V800280
- (b) Restrictions for Kelliwood Gardens, Section 2, under Clerk's File No. T336751;
- (c) Restrictions for Willow Fork, Section 1, under Clerk's File No. M199796;
- (d) Willow Fork, Section 1, Restated and Amended Restrictions as Kelliwood Greens, Section 1, under Clerk's File No. M464495;
- (e) Restrictions for Kelliwood Place, under Clerk's File No. M644781, as amended under Clerk's File No. N340075;
- (f) Restrictions for Kelliwood Trails, under Clerk's File No. R813471;
- (g) Restrictions for Kelliwood Enclave, Section 1, under Clerk's File No. U264494;
- (h) Supplemental Declaration for Kelliwood Enclave, Section 2, under Clerk's File No. N121821;

(4-B) the subdivision Declarations are recorded with the Real Property Records of Fort Bend County, Texas, along with any amendments and supplements thereto, as follows:

- (a) Restrictions for Willow Fork, Section 1, (Kelliwood Greens, Section 1), under Clerk's File No. 8930246;
- (b) Restrictions for Kelliwood Greens, Section 2, under Clerk's File No. 9150169, as amended under Clerk's File No. 2002-050880;
- (c) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairways at Kelliwood, Section 1, under Clerk's File No. 9529742;
- (d) Restrictions for Kelliwood Links, Section 1, under Clerk's File No. 9650625, as amended under Clerk's File No. 2000-058056;

- (e) Restrictions for Kelliwood Pointe, Section 1, under Clerk's File No. 9424539;
- (f) Restrictions for Kelliwood Terrace, Section 1, under Clerk's File No. 8932606, as amended under Clerk's File Nos. 8950885 and 2002-037453;
- (g) Restrictions for Kelliwood Terrace, Section 2, under Clerk's File No. 9143838, as amended under Clerk's File No. 2002-050881;
- (h) Restrictions for Kelliwood Terrace, Section 3, under Clerk's File No. 9325756, as amended under Clerk's File No. 2002-051487;
- (5) The name and mailing address of the Association is: Kelliwood Fund, Inc., c/o Crest Management Company, 17171 Park Row, Ste. 310, Houston, Texas 77084;
- (6) The name, mailing address, telephone number and e-mail address of the Association's Designated Representative is:
- a) Crest Management Company, 17171 Park Row, Ste. 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/Kelliwood-Fund-Inc>
- (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:
    - i. no charge within 30 days of original,
    - ii. within 30-180 days of original: \$75.00,
    - iii. (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);

(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.

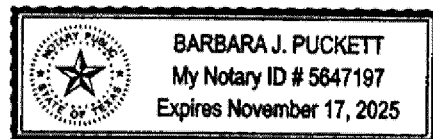
SIGNED THIS 27 DAY OF February 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM  
on behalf of Crest Management Company, AAMC,  
Managing Agent for Kelliwood Fund, Inc.

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Kelliwood Fund, 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 27<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