

MONTGOMERY CREEK RANCH COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

MONTGOMERY 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 Montgomery Creek Ranch, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, and 22;
- (2) the name of the Association is Montgomery Creek Ranch Community Association, Inc.
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:
 - (a) Montgomery Creek Ranch, Section One, under Clerk's File No. 200508508;
 - (b) Montgomery Creek Ranch, Section Two, under Clerk's File No. 2006136966;
 - (c) Montgomery Creek Ranch, Section Three, under Clerk's File No. 2007024022;
 - (d) Montgomery Creek Ranch, Section Four, under Clerk's File No. 2011037409;
 - (e) Montgomery Creek Ranch, Section Five, under Clerk's File No. 2009010897;
 - (f) Montgomery Creek Ranch, Section Six, under Clerk's File No. 2009011095;
 - (g) Montgomery Creek Ranch, Section Seven, under Clerk's File No. 2012023408;
 - (h) Montgomery Creek Ranch, Section Eight, under Clerk's File No. 2011031715;
 - (i) Montgomery Creek Ranch, Section Nine, under Clerk's File No. 2012047967;
 - (j) Montgomery Creek Ranch, Section Ten, under Clerk's File No. 2011031718;
 - (k) Montgomery Creek Ranch, Section Eleven, under Clerk's File No. 2012109576;
 - (l) Montgomery Creek Ranch, Section Twelve, under Clerk's File No. 2013047231;
 - (m) Montgomery Creek Ranch, Section Fourteen, under Clerk's File No. 2013054201;
 - (n) Montgomery Creek Ranch, Section Fifteen, under Clerk's File No. 2014023091;

- (o) Montgomery Creek Ranch, Section Sixteen, under Clerk's File No. 2015049270;
 - (p) Montgomery Creek Ranch, Section Seventeen, under Clerk's File No. 2014124609;
 - (q) Montgomery Creek Ranch, Section Eighteen, under Clerk's File No. 2015083364;
 - (r) Montgomery Creek Ranch, Section Nineteen, under Clerk's File No. 2016083599;
 - (s) Montgomery Creek Ranch, Section Twenty, under Clerk's File No. 2017035014;
 - (t) Montgomery Creek Ranch, Section Twenty-One, under Clerk's File No. 2019091132;
 - (u) Montgomery Creek Ranch, Section Twenty-Two, under Clerk's File No. 2020118427;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
- (a) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section One, recorded under Clerk's File No. 2005017192;
 - (b) Annexation Agreement, Montgomery Creek Ranch, Section Two, under Clerk's File No. 2008027731;
 - (c) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Two, recorded under Clerk's File No. 2008027731;
 - (d) Annexation Agreement, Montgomery Creek Ranch, Section Three, under Clerk's File No. 2008027731;
 - (e) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Three, recorded under Clerk's File No. 2009015594
 - (f) Annexation Agreement, Montgomery Creek Ranch, Sections Four, Eight, and Ten, under Clerk's File No. 2011051640;
 - (g) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Sections Four, Eight, and Ten, recorded under Clerk's File No. 2011051641;
 - (h) Annexation Agreement, Montgomery Creek Ranch, Sections Five and Six, under Clerk's File No. 2009025363;
 - (i) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Sections Five and Six, recorded under Clerk's File No. 2009025364;

- (j) Annexation Agreement, Montgomery Creek Ranch, Section Seven, under Clerk's File No. 2012040976;
- (k) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Seven, recorded under Clerk's File No. 2012040977;
- (l) Annexation Agreement, Montgomery Creek Ranch, Section Nine under Clerk's File No. 2012077556;
- (m) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Nine, recorded under Clerk's File No. 2012077555;
- (n) Annexation Agreement, Montgomery Creek Ranch, Section Eleven, under Clerk's File No. 2012124406;
- (o) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Eleven, recorded under Clerk's File No. 2012124407;
- (p) Annexation Agreement, Montgomery Creek Ranch, Section Twelve, under Clerk's File No. 2013055639;
- (q) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Twelve, recorded under Clerk's File No. 2013055638;
- (r) Annexation Agreement, Montgomery Creek Ranch, Section Fourteen, under Clerk's File No. 2013072404;
- (s) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Fourteen, recorded under Clerk's File No. 2013072403;
- (t) Annexation Agreement, Montgomery Creek Ranch, Section Fifteen, under Clerk's File No. 2014052831;
- (u) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Fifteen, recorded under Clerk's File No. 2014052833;
- (v) Annexation Agreement, Montgomery Creek Ranch, Section Sixteen, under Clerk's File No. 2015100764;
- (w) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Sixteen, recorded under Clerk's File No. 2015100763;
- (x) Annexation Agreement, Montgomery Creek Ranch, Section Seventeen, under Clerk's File No. 2015021737;
- (y) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Seventeen, recorded under Clerk's File No. 2015021738;

- (z) Annexation Agreement, Montgomery Creek Ranch, Section Eighteen, under Clerk's File No. 2016080953;
 - (aa) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Eighteen, recorded under Clerk's File No. 2016080954;
 - (bb) Annexation Agreement, Montgomery Creek Ranch, Section Nineteen, under Clerk's File No. 2016095286;
 - (cc) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Nineteen, recorded under Clerk's File No. 2016095287;
 - (dd) Annexation Agreement, Montgomery Creek Ranch, Section Twenty, under Clerk's File No. 2018074705;
 - (ee) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Twenty, recorded under Clerk's File No. 2018074706;
 - (ff) Annexation Agreement, Montgomery Creek Ranch, Section Twenty-One, under Clerk's File No. 2020066690;
 - (gg) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Twenty-One, recorded under Clerk's File No. 2020066691;
 - (hh) Annexation Agreement, Montgomery Creek Ranch, Section Twenty-Two, under Clerk's File No. 2021103181;
 - (ii) Declaration of Covenants, Conditions and Restrictions for Montgomery Creek Ranch, Section Twenty-Two, recorded under Clerk's File No. 2021103182;
- (5) the name and mailing address of the Association is:
- (a) Montgomery Creek Ranch Community Association, Inc. c/o Crest Management Company, 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, 17171 Park Row, Suite 310, Houston, Texas 77084
 - (b) (281) 579-0761
 - (c) info@crest-management.com
- (7) The Association's website address is:
- <https://www.crest-management.com/Communities/Montgomery-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 for Sections 9, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, and 22 - \$300.00;

(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 1 DAY OF March, 2023.

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

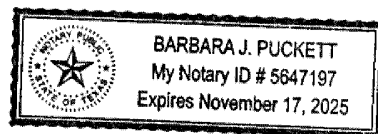
STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Montgomery Creek Ranch Community Association, Inc., and acknowledged to me that they executed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

Given under my hand and seal of office this the 1st day of March, 2023.

Barbara J. Puckett
Notary Public, State of Texas

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



E-FILED FOR RECORD

03/07/2023 12:08PM



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.

03/07/2023



L. Brandon Steinmann
County Clerk,
Montgomery County, Texas