

## MANAGEMENT CERTIFICATE

**This Management Certificate is executed and recorded pursuant to 82.116 of the Texas Property Code**

1. The name of the Condominium is: BRAE ACRES
2. The name of the Association is BRAE ACRES HOMEOWNERS ASSOCIATION, INC. a Texas Non-Profit Corporation.
3. The location of the Condominium is: 8787 Brae Acres Rd (120 units)  
Houston, TX 77074

The Condominium is created and established pursuant to the Condominium Declaration:

Declaration

County Clerk's File No H744480 of the Condominium Records  
of Harris County, Texas

First Amendment to Declaration

County Clerk's File No RP-2019-295824 of the Condominium Records  
of Harris County, Texas

4. The mailing address of the Association is:

BRAE ACRES HOMEOWNERS ASSOCIATION, INC.  
c/o Creative Management Company  
8323 Southwest Freeway #330  
Houston, TX 77074

5. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company  
8323 Southwest Freeway #330  
Houston, TX 77074

Phone Number: 713-772-4420  
Facsimile Number: 713-772-8655  
Email Address: [general@cmctx.com](mailto:general@cmctx.com)  
Web Page: [www.cmctx.com](http://www.cmctx.com)

6. The website address of the Association on which the Association's dedicatory instruments are available is:

- [www.cmctx.com](http://www.cmctx.com)
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

7. Costs due for the transfer of ownership:

\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing

Dated this 6<sup>th</sup> day of February, 2026

BRAE ACRES HOMEOWNERS ASSOCIATION, INC.  
a Texas Non-Profit Corporation

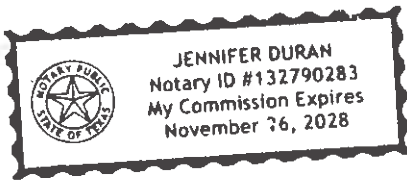
By: Monique Garza  
Monique Garza, Manager for Creative Management Company  
as Managing Agent for BRAE ACRES HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 6 day of February, 2026 by Monique Garza, Manager for Creative Management Company, managing agent of BRAE ACRES HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, of behalf of such corporation.



Jennifer Duran  
Notary Public in and for State of Texas

After recording return to:

Creative Management Company  
8323 Southwest Freeway, Suite 330  
Houston, TX 77074