

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS

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COUNTY OF HARRIS

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I, Carolyn Bonds, am the CEO of Crest Management, Property Management Company of Crosby Farms Homeowners Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Crosby Farms
Name of Association: Crosby Farms Homeowners Association, Inc.
Website of Association: <https://www.crest-management.com/>

The governing documents for the Association are as follows:

| NAME | FILING # | DATE FILED |
|---|----------------|------------|
| Plat – Crosby Farms, Section 1 | RP-2024-108378 | 03/28/24 |
| Declaration of Covenants, Conditions and Restrictions | RP-2024-169771 | 05/09/24 |
| Plat – Crosby Farms, Section 2 | RP-2024-204698 | 06/05/24 |
| Plat – Crosby Farms, Section 7 | RP-2024-287386 | 08/07/24 |
| Builder's Guidelines | RP-2024-331426 | 09/09/24 |
| Amendment to Declarations | RP-2024-331428 | 09/09/24 |
| Secretary Certificate – Articles of Incorporation | RP-2024-369765 | 10/04/24 |
| Amendment to Declarations | RP-2024-375204 | 10/09/24 |
| Donation Deed | RP-2024-386477 | 10/18/24 |
| Bylaws | RP-2025-7276 | 01/08/25 |

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Crosby Farms Homeowners Association, Inc.
c/o Crest Management Company, AAMC
17171 Park Row, Suite 310
Houston, Texas 77084
Phone: 281-579-0761
Fax: 281-579-7062

The name, mailing address, telephone number, and email address of the managing agent / designated representative:

Carolyn Bonds
c/o Crest Management Company, AAMC
17171 Park Row, Suite 310
Houston, Texas 77084
Phone: 281-579-0761

brandys@crest-management.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: March 10, 2025

By: Carolyn Bonds
Carolyn Bonds, Managing Agent

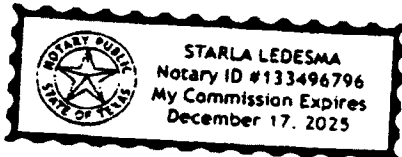
STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on the
Managing Agent, on behalf of the Association.

19th day of MARCH, 2025 by Carolyn Bonds,



Starla Ledesma
Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

| DESCRIPTION | AMOUNT |
|---------------|----------|
| Resale Cert. | \$375.00 |
| Refinance Fee | \$75.00 |
| Transfer Fee | \$295.00 |
| Rush Fee | \$100.00 |

RP-2025-117600
Pages 3
04/01/2025 11:47 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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-2025-117600