

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
PEPPERVINE HOMEOWNERS' ASSOCIATION, INC.**

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STATE OF TEXAS                   §  
   §  
COUNTY OF MONTGOMERY       §

The undersigned, being the Managing Agent for Peppervine Homeowners' Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Peppervine.
2. Name of Association: The name of the Association is Peppervine Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Peppervine" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2021130445 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Peppervine.
  - b. Recording Information:
    - (1) Montgomery County Clerk's File No. 2021130445.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Peppervine Homeowners' Association, Inc. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Carolyn Bonds, PCAM,

Crest Management Company. Address: 17171 Park Row, Suite 310, Houston, Texas 77084.  
Phone No.: 281.579.0761. Email Address: info@crest-management.com.

7. The Association's Dedicatory Instruments are Available to Members Online at [www.crest-management.com](http://www.crest-management.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	No charge for 30 days; \$75.00 for 180 days
Transfer Fee	\$ 295.00
Refinance Statement of Account	\$ 75.00
Rush Fee	\$ 100.00 for document needed in less than 3 business days
Capitalization Fee [Declaration Article IV, Section 4.10]	Each owner (other than Declarant) who purchases a Lot will pay a one-time initial contribution to the Association which amount shall be due immediately upon transfer of title to the lot. Upon the purchase of a lot from Declarant, the Capitalization Fee shall be \$550.00, thereafter the Capitalization Fee will be determined by the Board and must be confirmed with the Association.

EXECUTED on this 27<sup>th</sup> day of January, 2025.

PEPPERVINE HOMEOWNERS'  
ASSOCIATION, INC.

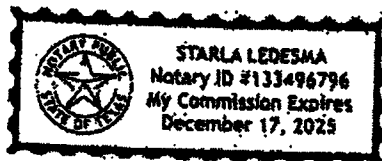
By: Crest Management Company,  
Managing Agent

Carolyn Bonds  
Carolyn Bonds, PCAM/Agent

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
   §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 27 day of JANUARY, 2025 personally appeared Carolyn Bonds, PCAM/Agent of Crest Management Company, Managing Agent for Peppervine Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Starla Ledesma  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

01/28/2025 09:10AM



*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.

**01/28/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas