

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
CROWN OAKS PEARLAND PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

CROWN OAKS PEARLAND PROPERTY OWNERS 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 Crown Oaks Pearland Subdivision;
2. The name of the Association is Crown Oaks Pearland Property Owners Association, Inc.;
3. The Subdivision is recorded in the Map and Plat Records of Brazoria County, Texas, as follows:
 - a. Crown Oaks Sec. 1, under Clerk's File No. 2023036340
4. The Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - a. Declaration of Covenants, Conditions and Restrictions for Crown Oaks Pearland Subdivision, in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2023038058
5. The name and mailing address of the Association is:
 - a. Crown Oaks Pearland Property Owners Association, Inc.
c/o Jack Enterprises, Inc.
2800 Broadway, Ste. C#228
Pearland, Texas 77581
6. The Association's Designated Representative is:
 - a. Name: Kevin Cole;
 - b. Mailing Address: 2800 Broadway, Ste. C#228, Pearland, Texas 77581;
 - c. Telephone Number: 832-212-9460;
 - d. Email Address: kc@cm.land .
7. The Association's website address is:
8. The following fees are charged by the Association relating to a property transfer in the Subdivision (you may find additional information regarding packages or bundles that include some items listed below, as well as other items not directly related to property transfer, potentially available at discounted rates upon request to the Association's Designated Representative):
 - a. Transfer Fee from Developer to Builder, no Resale Certificate required: \$200.00
 - b. Transfer Fee from Builder to Buyer, no Resale Certificate required: \$200.00
 - c. Resale Certificate (TREC Form & Association Documents): \$375.00
 - d. Resale Certificate Update: \$75.00
 - e. Transfer Fee: \$200.00
 - f. Refinance Fee: \$250.00

- g. Statement of Account: \$150.00
9. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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.

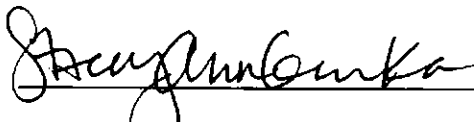
SIGNED THIS 28th day of August, 2023.

By: , Kevin Cole, Director,
on behalf of Crown Oaks Pearland Property Owners Association, Inc.

STATE OF TEXAS §
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This instrument was acknowledged before me on this 28th day of August, 2023, by Kevin Cole, Director of Crown Oaks Pearland Property Owners Association, Inc., a Texas non-Profit Corporation, on behalf of said corporation.




Notary Public in and for the State of Texas

FILED and RECORDED

Instrument Number: 2023039071

Filing and Recording Date: 08/29/2023 08:49:09 AM Pages: 3 Recording Fee: \$30.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina