

2  
PGAMC  
N

## MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: Shady Acres Manor, Replat No 1
2. The name of the Association is SHADY ACRES MANOR HOMEOWNERS ASSOCIATION, INC. a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

County Clerk's File No 20130428459 of the Map Records  
of Harris County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

Declaration

County Clerk's File No 20140193169 of the Real Property Records  
of Harris County, Texas

First Amendment to Declaration

County Clerk's File No 20140273418 of the Real Property Records  
of Harris County, Texas

5. The mailing address of the Association is:

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

6. 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)

(2)  
IEE

IEE

7. 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

8. Cost due for the transfer of ownership:

\$250.00	Due to HOA for unbilled water. Water is billed a month in arrears. Anything under \$250.00 will be refunded to the seller Anything over \$250.00 will be charged to the buyer
\$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 27th day of January, 2025

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

By: \_\_\_\_\_

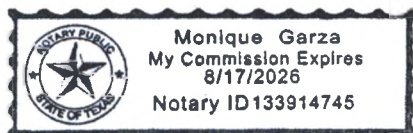
Jamie Taylor, Manager for Creative Management Company  
as Managing Agent for SHADY ACRES MANOR HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of SHADY ACRES MANOR HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, of behalf of such corporation.



*Monique Garza*

Notary Public in and for State of Texas

After recording return to:

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

FILED FOR RECORD

8:00:00 AM

Wednesday, February 5, 2025

*Leneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, February 5, 2025



*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS