

**MANAGEMENT CERTIFICATE
FOR CROWN RANCH PROPERTY OWNERS' ASSOCIATION**

THE STATE OF TEXAS	§
	§
COUNTY OF MONTGOMERY	§
COUNTY OF GRIMES	§

The undersigned, being the Managing Agent for CROWN RANCH PROPERTY OWNERS' ASSOCIATION (hereinafter the "Association"), a non-profit corporation 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(s):

The name of the Subdivision is Crown Ranch Sections One, Two, Three, Four, Five and Six.

2. Name of Association:

The name of the Association is Crown Ranch Property Owners' Association.

3. Recording Data for the Subdivision(s):

CROWN RANCH, SECTION 1, as set forth on the plat recorded in Cabinet Z, Sheets 235-239 of the Map Records of Montgomery County, Texas;

CROWN RANCH, SECTION 1, AMENDING PLAT NO. 1 as set forth on the plat recorded in Cabinet Z, Sheets 755-759 of the Map Records of Montgomery County, Texas;

CROWN RANCH, SECTION 1, AMENDING PLAT NO. 1 PARTIAL REPLAT as set forth on the plat recorded in Cabinet Z, Sheet 7319 of the Map Records of Montgomery County, Texas;

CROWN RANCH, SECTION 1A, as set forth on the plat recorded in Cabinet Z, Sheets 584-585 of the Map Records of Montgomery County, Texas;

CROWN RANCH, SECTION 1A, AMENDING PLAT NO. 1A as set forth on the plat recorded in Cabinet Z, Sheets 762-763 of the Map Records of Montgomery County, Texas;

CROWN RANCH, SECTION 1B, as set forth on the plat recorded in Cabinet Z, Sheet 1714 of the Map Records of Montgomery County, Texas;

CROWN RANCH, SECTION 2, as set forth on the plat recorded in Volume 1221, Pages 315 and 316 of the County Clerk Records of Grimes County, Texas;

CROWN RANCH, SECTION 3, as set forth on the plat recorded in Cabinet Z, Sheets 1208-1209 of the Map Records of Montgomery County, Texas;

CROWN RANCH, SECTION 4, as set forth on the plat recorded in Volume 1333, Page 643 of the Real Property Records of Grimes County, Texas;

CROWN RANCH, SECTION 5, as set forth on the plat recorded in Volume 1489, Page 36 of the Real Property Records of Grimes County, Texas;

CROWN RANCH, SECTION 5, AMENDING PLAT NO. 1 as set forth on the plat recorded in Volume 1493, Page 319 of the Real Property Records of Grimes County, Texas;

CROWN RANCH, SECTION 5 PARTIAL REPLAT, as set forth on the plat recorded under County Clerk's File No. 2022-322067 of the Real Property Records of Grimes County, Texas;

CROWN RANCH, SECTION 6, as set forth on the plat recorded in Volume 1597, Page 797 of the Real Property Records of Grimes County, Texas; and

CROWN RANCH, SECTION 6 REPLAT, as set forth on the plat recorded in Volume 1608, Page 651 of the Real Property Records of Grimes County, Texas.

4. Recording Data for the Declaration:

The recording data for the Declarations are recorded as follows:

Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section One, recorded in the Real Property Records of Montgomery County, Texas, under County Clerk's File No. 2006-022837;

Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Two, recorded in the Real Property Records of Grimes County, Texas, under County Clerk's File No. 2007-215137, Volume 1219, Page 92;

First Amended Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Two, recorded in the Real Property Records of Grimes County, Texas, under County Clerk's File No. 2007-215852, Volume 1223, Page 334;

Second Amended Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Two, recorded in the Real Property Records of Grimes County, Texas, under County Clerk's File No. 00221281, Volume 1257, Page 94;

Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Three, recorded in the Real Property Records of Montgomery County, Texas, under County Clerk's File No. 2008-048364;

Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Four,

recorded in the Real Property Records of Grimes County, Texas, under County Clerk's File No. 2010-234879, Volume 1333, Page 644;

Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Five, recorded in the Real Property Records of Grimes County, Texas, under County Clerk's File No. 2013-261518, Volume 1487, Page 609, and re-recorded under County Clerk's File No. 2014-262465, Volume 1493, Page 320;

Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Six, recorded in the Real Property Records of Grimes County, Texas, under County Clerk's File No. 2016-279769, Volume 1600, Page 409; and

First Amendment to Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section 6, recorded in the Real Property Records of Grimes County, Texas, under County Clerk's File No. 2024-342537.

5. Association Information: The contact information for the Association is as follows:

Crown Ranch Property Owners' Association
c/o RealManage, LLC
16000 Barkers Point Lane, Suite 250
Houston, TX 77079

6. Designated Representative Information:

The contact information of the designated representative of the Association is as follows:

RealManage, LLC
16000 Barkers Point Lane, Suite 250
Houston, TX 77079

Email: branch.houston@ciramail.com
Telephone: 281.531.0002

7. Association Website:

<https://www.ciranet.com/ResidentPortal/>

8. Fees Related to Property Transfer:


Transfer Fee:	\$300.00
Resale Certificate Fee:	\$350.00
Rush Fees:	
1 Day Rush	\$185.00
3 Day Rush	\$150.00
5 Day Rush	\$125.00

9. Optional Information: None.

Executed this the 28th day of April, 2025.

**CROWN RANCH PROPERTY
OWNERS' ASSOCIATION**

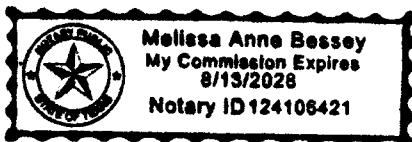
By: Managing Agent for Crown Ranch
Property Owners' Association




Valerie Silva
Director of Community Association
Management, Houston

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 28th day of April, 2025, by Valerie Silva, Managing Agent for Crown Ranch Property Owners' Association, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that she executed the same for the purpose and in the capacity therein expressed.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

E-FILED FOR RECORD

04/29/2025 10:49AM



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.

04/29/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas