

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**WALNUT CREEK ESTATES PROPERTY OWNERS ASSOCIATION**

STATE OF TEXAS                   §  
  §  
COUNTY OF WALLER           §

WALNUT CREEK ESTATES PROPERTY OWNERS ASSOCIATION, 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 Walnut Creek Estates;
- (2) the name of the Association is Walnut Creek Estates Property Owners Association;
- (3) the subdivision is recorded in the Plat Records of Waller County, Texas, as follows:
  - (a) Walnut Creek Estates, Section 1, under Clerk's File No. 941651;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Waller County, Texas, as follows:
  - (a) Restrictions for Walnut Creek Estates, Section One, under Clerk's File No. 941855;
- (5) the name and mailing address of the Association is:
  - (a) Walnut Creek Estates Property Owners Association, c/o KPM Management, P.O. Box 6333, Katy, Texas 77491
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
  - (a) KPM Management
  - (b) P.O. Box 6333, Katy, Texas 77491
  - (c) (281) 685-3090
  - (d) MGMT@KPMmanagement.com
- (7) The Association's website address is:

kpmcommunities.com

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$285.00;
- (b) Resale Certificate: \$375.00;
- (c) Resale Certificate Update: \$100.00;
- (d) Refinance Statement of Account: \$100.00;
- (e) 24 Hour Expedited Fee for Resale Certificate (before 10 business day delivery obligation): \$100.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing 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 5<sup>th</sup> DAY OF March, 2025.

By: [Signature], on behalf of  
KPM Management, Managing Agent for  
Walnut Creek Estates Property Owners Association

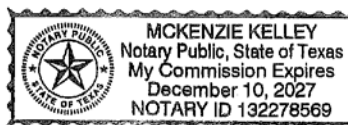
GREG HENRY  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF WALLER           §

BEFORE ME, the undersigned authority, on this day personally appeared GREG HENRY, of KPM Management, Managing Agent for Walnut Creek Estates Property Owners Association, and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 8<sup>th</sup> day of March, 2025.

**E-RECORDED BY:**  
HOLTOLLETT, P.C..  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



[Signature]  
Notary Public, State of Texas

## FILED AND RECORDED

**Instrument Number: 2502650**

Filing and Recording Date: 03/10/2025 11:02:11 AM Pages: 3 Recording Fee: \$19.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk  
Waller 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.

simplifile, Deputy

Returned To:  
HOLTTOLLETT, P.C.  
9821 KATY FREEWAY SUITE 350  
HOUSTON, TX 77024