

**Management Certificate
of Gates Crossing at Washington on the Brazos**
(Pursuant to Texas Property Code Section 209.004)

1. The name of the subdivision is Gates Crossing at Washington on the Brazos. The subdivision is also known as Gates Crossing Subdivision.
2. The name of the Association is Gates Crossing at Washington on the Brazos Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

Gates Crossing Subdivision, a subdivision in Washington County, Texas, according to the plat thereof recorded in Cabinet 832A through 837B, Plat Records of Washington County, Texas.
4. The recording data for the declaration is:

Declaration of Covenants, Conditions, and Restrictions of Gates Crossing at Washington on the Brazos Subdivision, filed of record on _____, 2024, at Volume _____, Page _____, Official Records, Washington County, Texas.
5. The name and mailing address for the Association are as follows:

Gates Crossing at Washington on the Brazos Homeowners Association, Inc.
c/o Prestige Association Management
1849 Kingwood Dr. #103, Kingwood TX 77339
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative are as follows:

Gates Crossing at Washington on the Brazos Homeowners Association, Inc.
c/o Prestige Association Management
Attn: Sarah Eldridge
1849 Kingwood Dr. #103, Kingwood TX 77339
Phone: 281-607-7701
Email: sarahe@pamgtx.com
7. The current versions of the Association's dedicatory instruments which relate to the Association or the subdivision and which are filed of record are available to members at the following website address:

Gates Crossing at Washington on the Brazos Homeowners Association, Inc.
c/o Prestige Association Management
Attn: Sarah Eldridge
1849 Kingwood Dr. #103, Kingwood TX 77339
Phone: 281-607-7701
Email: sarahe@pamgtx.com
8. The amounts and descriptions of the fees charged by the Association relating to a property transfer in the subdivision are as follows:

a.	Resale Certificate:	\$375.00
b.	Resale Certificate Update:	\$75.00
c.	Transfer Fee:	\$250.00
d.	Welcome Book:	\$135.00

EXHIBITS

- A – Certificate of Formation
- B – Bylaws
- C – Records Production and Copying Policy
- D – Document Retention Policy
- E – Guidelines for Alternative Payment Plans
- F – Assessment Collection Policy
- G – Enforcement and Fine Policy
- H – Rain Barrel Policy
- I – Flag Display and Installation Policy
- J – Solar Energy Device Policy
- K – Standby Electric Generator Policy
- L – Religious Display Policy
- M – Architectural Guidelines

EXECUTED as of March 11, 2024.

Gates Crossing at Washington on the Brazos
Homeowners Association, Inc., a Texas nonprofit
corporation

By: [Signature]
Name: Scott Trachsel
Title: President

STATE OF TEXAS
COUNTY OF Washington §§

This instrument was acknowledged before me on March 11, 2024, by
Scott Trachsel, President of Gates Crossing at Washington on the Brazos Homeowners
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public, State of Texas