



*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 4 Fee: \$ 28.00

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by CR Homeowners Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Sections 1, 2 and 3)	Fort Bend County Clerk's File No. 2015102071	Film Code Nos. 20150087, 20150089, 20150090, Fort Bend County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Sections 4 and 5)	Fort Bend County Clerk's File No. 2016062972	Plat Nos. 20160108 and 20160107, Fort Bend County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Section 6; Amendment)	Fort Bend County Clerk's File No. 2018097738	Plat No. 20180140, Fort Bend County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Section 7; Amendment)	Fort Bend County Clerk's File No. 2018040301	Plat No. 20170252, Fort Bend County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Section 8; Amendment)	Fort Bend County Clerk's File No. 2019050130	Plat No. 20180269, Fort Bend County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Section 9; Amendment)	Fort Bend County Clerk's File No. 2019129644	Plat No. 20190173, Fort Bend County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Section 10; Amendment)	Fort Bend County Clerk's File No. 2019049991	Plat No. 20190064, Fort Bend County, Texas; and as stated in said Declaration

Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Section 11, Amendment)	Fort Bend County Clerk's File No. 2020092836	Plat No. 20200032, Fort Bend County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Section 12; Amendment)	Fort Bend County Clerk's File No. 2020092837	Plat No. 20190229, Fort Bend County, Texas; and as stated in said Declaration
Supplemental Declaration of Covenants, Conditions and Restrictions for Creekside Ranch (Annexation Section 13; Amendment)	Fort Bend County Clerk's File No. 2020092838	Plat No. 20200089, Fort Bend County, Texas; and as stated in said Declaration
Instrument to Record Dedicatory Instruments - Certificate of Formation and Bylaws	Fort Bend County Clerk's File No. 2015112907	As stated in said Declarations
Amended and Restated Bylaws	Fort Bend County Clerk's File No. 2021180214	As stated in said Declarations
Collection/Payment Plan Policy for Creekside Ranch	Fort Bend County Clerk's File No. 2015112900	As stated in said Declarations
Document Retention Policy	Fort Bend County Clerk's File No. 2015112903	As stated in said Declarations
Records Production and Copying Policy	Fort Bend County Clerk's File No. 2015112906	As stated in said Declarations
Flag Display Guidelines	Fort Bend County Clerk's File No. 2015112901	As stated in said Declarations
Rainwater Harvesting System Guidelines	Fort Bend County Clerk's File No. 2015112902	As stated in said Declarations
Solar Energy Devices Guidelines	Fort Bend County Clerk's File No. 2015112904	As stated in said Declarations
Shingle Criteria	Fort Bend County Clerk's File No. 2015112899	As stated in said Declarations
Standby Electric Generator Guidelines	Fort Bend County Clerk's File No. 2015112905	As stated in said Declarations
Replacement Certificate of Corporate Resolution regarding Collection/Payment Plan Policy	Fort Bend County Clerk's File No. 2017063396	As stated in said Declarations

Variance from the Declaration of Covenants, Conditions and Restrictions (Decorative Embellishments)	Fort Bend County Clerk's File No. 2017103534	As stated in said Declarations
COVID-19 Policy - Amenities	Fort Bend County Clerk's File No. 2020067639	As stated in said Declarations
Towing Policy	Fort Bend County Clerk's File No. 2021080120	As stated in said Declarations
Religious Display Guidelines	Fort Bend County Clerk's File No. 2021143770	As stated in said Declarations
Swimming Pool Enclosure Guidelines	Fort Bend County Clerk's File No. 2021143771	As stated in said Declarations
Security Measures Guidelines	Fort Bend County Clerk's File No. 2021143772	As stated in said Declarations
209 Hearing Guidelines	Fort Bend County Clerk's File No. 2021143773	As stated in said Declarations
Bid Procedure for Contracts Exceeding \$50,000 Guidelines	Fort Bend County Clerk's File No. 2021143774	As stated in said Declarations
Policy Regarding Fireworks Conducted by Association	Fort Bend County Clerk's File No. 2022015140	As stated in said Declarations
Pool Rules, Splash Pad Rules, and Lake Rules	Fort Bend County Clerk's File No. 2022055151	As stated in said Declarations
Residential Guidelines	Fort Bend County Clerk's File No. 2022055158	As stated in said Declarations

Name and Mailing Address for Association

CR Homeowners Association, Inc.  
c/o VanMor Properties, Inc.  
7102 Glen Chase Court  
Houston, Texas 77095

Name and Mailing Address of Person Managing the Association or its Designated Representative

Kim Stewart, CMCS, AMS  
VanMor Properties, Inc.  
7102 Glen Chase Court  
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

kim@vanmor.com

Association Website

www.creeksideranch.org

Transfer of Title Fees

Transfer Fee:	\$250.00
Capitalization Fee:	1/2 of annual assessment rate from buyer
Resale Certificate Fee:	\$250.00
Updated Resale Certificate Fee:	\$75.00
Refinance Fee:	\$100.00

Executed on this the 2<sup>nd</sup> day of May, 2022.

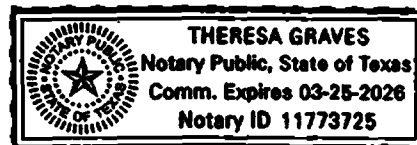
CR Homeowners Association, Inc., a Texas non-profit corporation, acting by and through its managing agent, VanMor Properties, Inc.

Kim Stewart  
Kim Stewart, Association Manager

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 2nd day of May, 2022, by Kim Stewart, Association Manager with VanMor Properties, Inc., the managing agent for CR Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.

Theresa Graves  
Notary Public, State of Texas



When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056