

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
PARK ROW VILLAGE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Park Row Village Homeowners Association, Inc., a non-profit corporation ("Association") 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: The name of the subdivision is Park Row Village.
2. Name of Association: The name of the Association is Park Row Village Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Oaks of Park Row, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692355 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
 - b. Oaks of Park Row Amending Plat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 694910 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Oaks of Park Row Amending Plat No. 1 Partial Replat No. 1, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 698265 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Park Row Village.
 - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Park Row Village.

- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Park Row Village.

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2020-643693.
(2) Harris County Clerk's File No. RP-2022-297201.
(3) Harris County Clerk's File No. RP-2022-514687.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Park Row Village Homeowners Association, Inc. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Carolyn Bonds, PCAM, Crest Management Company. Address: 17171 Park Row, Suite 310, Houston, Texas 77084. Phone No.: 281.579.0761. Email Address: info@crest-management.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.crest-management.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	No charge for 30 days; \$75.00 for 180 days
Transfer Fee	\$ 295.00
Refinance Statement of Account	\$ 75.00
Rush Fee	\$ 100.00 for document needed in less than 3 business days
Capitalization Fee (See Article IV, Section 4.10 of the Declaration)	Upon acquisition of record title to a lot by the first owner other than the declarant of a builder, the purchaser must pay a capitalization fee in an amount equal to three months of the full annual assessment. The capitalization fee for 2023 is \$750.00. For future years, the capitalization fee amount must be confirmed with the

RP-2023-35414

	Association.
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Executed on this 31 day of January, 2023.

**PARK ROW VILLAGE HOMEOWNERS
ASSOCIATION, INC.**

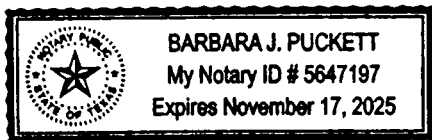
By: Crest Management Company, Managing Agent

Carolyn Bonds
Carolyn Bonds, PCAM/ Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

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BEFORE ME, the undersigned notary public, on this 31st day of January 2023 personally appeared Carolyn Bonds, PCAM/Agent for Crest Management Company, Managing Agent for Park Row Village Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Barbara J. Puckett
Notary Public in and for the State of Texas

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Pages 4
02/01/2023 02:14 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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