

**MANAGEMENT CERTIFICATE
OF
COLE CREEK CROSSING RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Cole Creek Crossing Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Cole Creek Crossing.
2. The name of the Association: Cole Creek Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cole Creek Crossing, recorded under Document No. RP-2025-96595, in the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cole Creek Crossing Residential Community, Inc., c/o FirstService Residential, Attn: Craig Phillips, 2925 Briarpark Drive, Suite 700, Houston, Texas 77042.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Cole Creek Crossing Residential Community, Inc., c/o FirstService Residential
Mailing Address:	2925 Briarpark Drive, Suite 700 Houston, Texas 77042
Attn.:	Craig Phillips
Telephone Number:	(713) 984-7223
Email Address:	craig.phillips@fsresidential.com

7. Website to access the Association's dedicatory instruments:
<https://colecreekcrossing.connectresident.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$400.00

Transfer Fee - \$340.00

Resale Certificate Fee:

6-10 days - \$375.00

3-5 days - \$450.00

1-2 days - \$500.00

Refinance Fee - \$50.00

1
COLE CREEK CROSSING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Resale/Refinance Certificate Update (3-5 days) - \$75.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

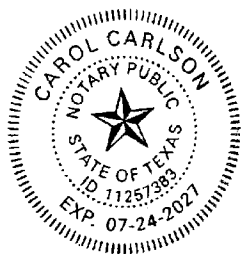
COLE CREEK CROSSING RESIDENTIAL COMMUNITY,
INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Greg Clotter
Title: Board President

STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on the 18 day of March, 2025, by Greg Clotter as Board President of Cole Creek Crossing Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cole Creek Crossing, recorded as Document No. RP-2025-96595, in the Official Public Records of Harris County, Texas, as amended and supplemented from time to time.
2. Cole Creek Crossing Community Manual, recorded as Document No. RP-2025-96772, in the Official Public Records of Harris County, Texas, as amended and supplemented from time to time.
3. Cole Creek Crossing Adoption of Working Capital Assessment, recorded as Document No. RP-2025-96745, in the Official Public Records of Harris County, Texas.

ATTACHMENT 1
COLE CREEK CROSSING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

RP-2025-97749
Pages 5
03/19/2025 08:25 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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

RP-2025-97749