

**CROSSROADS AT BENDERS LANDING ESTATES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT
CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **CrossRoads at Benders Landing Estates Homeowners Association, Inc.** (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:

Name of the Subdivision: CrossRoads at Benders Landing Estates.

Name of the Association: CrossRoads at Benders Landing Estates Homeowners Association.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Montgomery County, Texas, as follows;

- (a) Plat Map for Benders Landing Estates, Section 2, Partial Replat No. 1, File No. 2014-0044006, of the Montgomery County Plat Records, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Montgomery County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Benders Landing Estates, Section Two, Commonly Referred to as Crossroads at Benders Landing Estates, under Clerk's Document No. 2014048780, along with any amendments, supplements and annexations thereto;
- (b) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Benders Landing Estates, Section Two, Commonly Referred to as Crossroads at Benders Landing Estates Phase II, under Clerk's Document No. 2017000785, along with any amendments, supplements and annexations thereto;
- (c) Bylaws of the Crossroads at Benders Landing Estates Homeowners Association, Inc., under Clerk's Document No. 2014041985;
- (d) Amended and restated Bylaws of the Crossroads at Benders Landing Estates Homeowners Association, Inc., under Clerk's Document No. 2014089987;
- (e) Second Amended and Restated Bylaws of the Crossroads at Benders Landing Estates Homeowners Association, Inc., under Clerk's Document No. 2016006054;
- (f) Certificate of Filing and Certificate of Formation for Crossroads at Benders Landing Estates Homeowners Association, Inc., under Clerk's Document No. 2017083788;
- (g) Amenities Use Agreement for Crossroads at Benders Landing Estates Homeowners Association, Inc., under Clerk's Document No. 2014047737;
- (h) Crossroads at Benders Landing Estates Homeowners Association, Inc. Access, Production and Copying Policy, under Clerk's Document No. 2015061860;
- (i) Crossroads at Benders Landing Estates Homeowners Association, Inc. Display of Religious Items Policy, under Clerk's Document No. 2015061861;
- (j) Crossroads at Benders Landing Estates Homeowners Association, Inc. Rain Barrel Policy, under Clerk's Document No. 2015061862;
- (k) Crossroads at Benders Landing Estates Homeowners Association, Inc. Document Retention Policy, under Clerk's Document No. 2015061864;
- (l) Crossroads at Benders Landing Estates Homeowners Association, Inc. Flag Display Policy, under Clerk's Document No. 2015061859;
- (m) Crossroads at Benders Landing Estates Homeowners Association, Inc. Collection Policy and Payment Plan Guidelines, under Clerk's Document No. 2016006055;

- (n) Crossroads at Benders Landing Estates Homeowners Association, Inc. Solar Energy Devices and Roofing Materials Policy, under Clerk's Document No. 2016006057;
- (o) Crossroads at Benders Landing Estates Homeowners Association, Inc. Standby Electric Generator Policy, under Clerk's Document No. 2016006058, along with any amendments, supplements and annexations thereto;
- (p) Architectural and Deed Restriction Guidelines for the CrossRoads at Benders Landing Estates Homeowners Association, Inc., under Clerk's Document No. 2019027097;
- (q) Gifted Deed for Benders Landing Estates, Section 2, Partial Replat No. 1, Commonly Referred to as Crossroads at Benders Landing Estates, under Clerk's Document No. 2019104067.

Name and Mailing Address for Association

CrossRoads at Benders Landing Estates Homeowners Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Capitalization Fee for each purchaser other than the Declarant of \$1,400.00 as currently determined by the Board but no to exceed 100% of Annual Assessment.

Executed on this the 7th day of January 2022

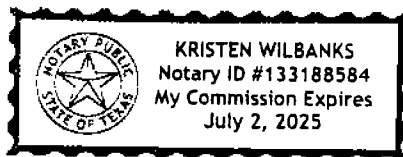
CrossRoads at Benders Landing Estates Homeowners
Association, Inc., acting by and through its managing agent,
Principal Management Group of Houston

Surina Wright

Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for CrossRoads at Benders Landing Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Kristen Wilbanks

Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

E-FILED FOR RECORD

01/20/2022 02:40PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

01/20/2022



County Clerk
Montgomery County, Texas