

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
WILDWOOD AT NORTHPOINTE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Wildwood at Northpointe Community 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 Wildwood at Northpointe.
2. Name of Association: The name of the Association is Wildwood at Northpointe Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Villages of Northpointe West, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 589137 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Villages of Northpointe West, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 589141 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Villages of Northpointe West, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 589145 of the Map Records of Harris County, Texas recorded and all amendments to or replats of said maps or plats, if any.
 - d. Villages of Northpointe West, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 644026 of the Map Records of Harris County, Texas recorded and all amendments to or replats of said maps or plats, if any.

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- e. Villages of Northpointe West, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 640228 of the Map Records of Harris County, Texas recorded and all amendments to or replats of said maps or plats, if any.
 - f. Wildwood at Northpointe, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 649108 of the Map Records of Harris County, Texas recorded and all amendments to or replats of said maps or plats, if any.
 - g. Wildwood at Northpointe, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 649111 of the Map Records of Harris County, Texas recorded and all amendments to or replats of said maps or plats, if any.
 - h. Wildwood at Northpointe, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 656045 of the Map Records of Harris County, Texas recorded and all amendments to or replats of said maps or plats, if any.
 - i. Wildwood at Northpointe, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 650276 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - j. Wildwood at Northpointe, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 653018 of the Map Records of Harris County, Texas recorded and all amendments to or replats of said maps or plats, if any.
 - k. Wildwood at Northpointe, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof, recorded under Film Code No. 656054 of the Map Records of Harris County, Texas recorded and all amendments to or replats of said maps or plats, if any.
 - l. Wildwood at Northpointe, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 663193 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- m. Wildwood at Northpointe, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 651095 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Wildwood at Northpointe, Section Eleven (11), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 678660 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- o. Wildwood at Northpointe, Section Twelve (12), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 662167 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- p. Wildwood at Northpointe, Section Fourteen (14), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 663118 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- q. Wildwood at Northpointe, Section Fifteen (15), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 662059 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- r. Wildwood at Northpointe, Section Sixteen (16), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 661107 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- s. Wildwood at Northpointe, Section Seventeen (17), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 669128 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- t. Wildwood at Northpointe, Section Eighteen (18), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 671105 of the Map Records of

Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- u. Wildwood at Northpointe, Section Nineteen (19), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 669131 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- v. Wildwood at Northpointe, Section Twenty (20), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 668183 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- w. Wildwood at Northpointe, Section Twenty-One (21), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 674531 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- x. Wildwood at Northpointe, Section Twenty-Two (22), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 675728 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- y. Wildwood at Northpointe, Section Twenty-Four (24), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 675114 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 Villages of Northpointe West.
 - (2) Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Wildwood at Northpointe (formerly Villages of Northpointe West) (Amendment).
 - (3) Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Wildwood at Northpointe (Second Amendment).

- (4) Third Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Wildwood at Northpointe (Third Amendment).
- (5) Fourth Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Wildwood at Northpointe (Fourth Amendment).
- (6) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation into Wildwood at Northpointe formerly known as Villages of Northpointe West Section 5.
- (7) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation into Wildwood at Northpointe formerly known as Villages of Northpointe West Section 6.
- (8) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Sections 2 and 3.
- (9) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 4.
- (10) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 5.
- (11) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 7.
- (12) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 8.
- (13) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 9.
- (14) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 10.
- (15) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section Eleven.

- (16) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 12.
- (17) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 14.
- (18) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 15.
- (19) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 16.
- (20) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 17.
- (21) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section Eighteen (18).
- (22) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 19.
- (23) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section 20.
- (24) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section Twenty-One (21).
- (25) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section Twenty-Two.
- (26) Wildwood at Northpointe Community Association, Inc. Supplementary Declaration of Covenants, Conditions and Restrictions Annexation of Wildwood at Northpointe Section Twenty-Four.

b. Recording Information:

- (1) Harris County Clerk's File No. Y792386.
- (2) Harris County Clerk's File No. 20110058613.
- (3) Harris County Clerk's File No. 20110263920.
- (4) Harris County Clerk's File No. 20120145950.
- (5) Harris County Clerk's File No. 20130164385.
- (6) Harris County Clerk's File No. 20120089492.
- (7) Harris County Clerk's File No. 20120023161.
- (8) Harris County Clerk's File No. 20120564705.
- (9) Harris County Clerk's File No. 20130476067.
- (10) Harris County Clerk's File No. 20130064552.
- (11) Harris County Clerk's File No. 20130297228.
- (12) Harris County Clerk's File No. 20130485014.
- (13) Harris County Clerk's File No. 20140301198.
- (14) Harris County Clerk's File No. 20130157126.
- (15) Harris County Clerk's File No. 2016-501811.
- (16) Harris County Clerk's File No. 20140234101.
- (17) Harris County Clerk's File No. 20140303710.
- (18) Harris County Clerk's File No. 20140207069.
- (19) Harris County Clerk's File No. 20140207041.
- (20) Harris County Clerk's File No. 20150057434.
- (21) Harris County Clerk's File No. 20150153981.
- (22) Harris County Clerk's File No. 20150057374.
- (23) Harris County Clerk's File No. 20140514084.
- (24) Harris County Clerk's File No. 20150527781.
- (25) Harris County Clerk's File No. 2016-48075.
- (26) Harris County Clerk's File No. 20150528592.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Wildwood at Northpointe Community 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:

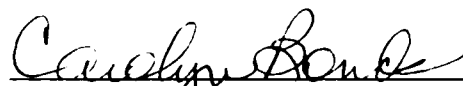
Description	Fee
Resale Certificate	\$ 375.00

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 Payments [Declaration Article III, Section 2(d)]	Upon acquisition of title to a Lot, a payment shall be made by the purchaser to the Association in an amount equal to 50% of the Residential Assessment for the year in which the sale or transfer occurs. The Capitalization Payment for 2024 is \$545.00. This amount shall be paid to the Association at the closing of the purchase of the Lot with a Single Family Residence. For future years, the Capitalization Payment amount must be confirmed with the Association

Executed on this 9th day of January, 2024.

WILDWOOD AT NORTHPOINTE COMMUNITY ASSOCIATION, INC.

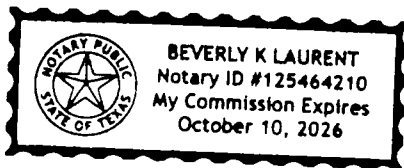
By: Crest Management Company, Managing Agent

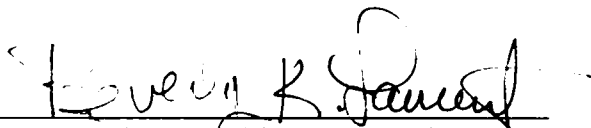

 Carolyn Bonds PCAM/ Agent

*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.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 9 day of January, 2024 personally appeared Carolyn Bonds, PCAM/ Agent of Crest Management Company, Managing Agent for Wildwood at Northpointe Community 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.




Notary Public in and for the State of Texas



RP-2024-11776
Pages 11
01/11/2024 09:30 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$61.00

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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