



MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: Settlers Park, Section One, Section Two, Section Three, Section Four and Section Five; and Settlers Grove, Section One
2. The name of the Association is SETTLER'S PARK HOMEOWNERS ASSOCIATION a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

Section One – Volume 20 Page 12 of the Plat Records
of Fort Bend County, Texas and all amendments thereto

Section Two – Volume 22 Page 24 of the Plat Records
of Fort Bend County, Texas and all amendments thereto

Section Three – Volume 27 Page 13 of the Plat Records
of Fort Bend County, Texas and all amendments thereto

Section Four – Volume 29 Page 12 of the Plat Records
of Fort Bend County, Texas and all amendments thereto

Section Five – Plat #20040241 of the Plat Records
of Fort Bend County, Texas and all amendments thereto

Section One, Settlers Grove – Volume 32 Page 1 of the Plat Records
of Fort Bend County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

Section One - Declaration

County Clerk's File No 78032360 of the Official Public Records
of Fort Bend County, Texas

Section Two - Declaration

County Clerk's File No 81068951 of the Official Public Records
of Fort Bend County, Texas

Section Three - Declaration

County Clerk's File No 81068952 of the Official Public Records
of Fort Bend County, Texas

First Amendment to Declaration

County Clerk's File No 82021372 of the Real Property Records
of Fort Bend County, Texas

Section Four - Declaration

County Clerk's File No 82036951 of the Official Public Records
of Fort Bend County, Texas

Settlers Grove, Section One - Declaration

County Clerk's File No 82037773 of the Official Public Records
of Fort Bend County, Texas

Section Five - Declaration

County Clerk's File No 2005074576 of the Official Public Records
of Fort Bend County, Texas

Section Five – Ratification Declaration

County Clerk's File No 2006031158 of the Official Public Records
of Fort Bend County, Texas

5. The mailing address of the Association is:

SETTLER'S PARK HOMEOWNERS ASSOCIATION
c/o Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

Phone Number: 713-772-4420
Facsimile Number: 713-772-8655
Email Address: general@cmctx.com
Web Page: www.cmctx.com

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- www.cmctx.com
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Cost due for the transfer of ownership:

\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing

Dated this 27th day of January, 2025

SETTLER'S PARK HOMEOWNERS ASSOCIATION
a Texas Non-Profit Corporation

By: _____

Jamie Taylor, Manager for Creative Management Company
as Managing Agent for SETTLER'S PARK HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of SETTLER'S PARK HOMEOWNERS ASSOCIATION, a Texas Non-Profit Corporation, of behalf of such corporation.



Monique Garza
Notary Public in and for State of Texas

After recording return to:

Creative Management Company
8323 Southwest Freeway, Suite 330
Houston, TX 77074