

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
COLONY AT PINEHURST HOMEOWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

The undersigned, being the Managing Agent of Colony at Pinehurst Homeowners' Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously recorded:

1. **Names of Subdivision:** The name of the subdivision is Colony at Pinehurst.
2. **Name of Property Owners' Association:** The name of the Association is Colony at Pinehurst Homeowners' Association, Inc.
3. **Recording Data for the Subdivision:**
  - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Colony at Pinehurst" recorded in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File No. 2023045434 (which said Exhibit "A" is incorporated herein by reference).
  - b. Colony at Pinehurst, Section Four (4), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2024033012 and in Cabinet 0AA, Sheets 0442-0444 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Colony at Pinehurst, Section Five (5), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2025004516 and in Cabinet 0AA, Sheets 1316-1321 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Colony at Pinehurst, Section Six (6), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2025004518 and in Cabinet 0AA, Sheets 1322-1325 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

a. Document:

- (1) Declaration of Covenants, Conditions and Restrictions for Colony at Pinehurst.

b. Recording Information:

- (1) Montgomery County Clerk's File No. 2023045434.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Colony at Pinehurst 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](http://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 Fee                               | 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  |
| Initial Contribution [Declaration Article IV, Section 4.10] | Each Owner who is also a Builder (other than Declarant) who purchases a Lot will pay a \$350.00 Initial Contribution. Upon each subsequent sale of a Lot with a completed Dwelling, each Owner (other than Declarant or Builder), |

|  |   |
|--|---|
|  | shall pay an Initial Contribution of \$700.00. Some exemptions apply. The Initial Contribution amount must be verified with the Association before payment. |
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EXECUTED on this 14 day of August, 2025.

**COLONY AT PINEHURST  
HOMEOWNERS' ASSOCIATION, INC.**

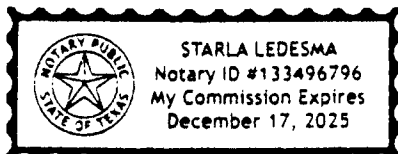
By: Crest Management Company,  
Managing Agent

Carolyn Bonds  
Carolyn Bonds, PCAM/ Agent

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report all 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 18<sup>th</sup> day of AUGUST, 2025 personally appeared Carolyn Bonds, PCAM/Agent for Crest Management Company, Managing Agent for Colony at Pinehurst 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.



Starla Ledesma  
Notary Public in and for the State of Texas

**E-FILED FOR RECORD**

08/19/2025 08:57AM



*L. Brandon Steinmann*

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.

**08/19/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas