

2024 - 344130 12/06/2024 10:17 AM Page 1 of 4



COLTON RESIDENTIAL ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §
COUNTY OF GRIMES §
COUNTY OF WALLER §

The undersigned, being the Managing Agent for Colton Residential Association, Inc., a nonprofit 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 information supersedes the information in any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Colton.
2. **Name of Association:** The name of the Association is Colton Residential 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 Colton (Residential Property), recorded under Clerk's File No. 2024121124 in the Official Public Records of Montgomery County, Texas, under Clerk's File No. 2024-344029 in the Official Public Records of Grimes County, Texas, and under Clerk's File No. 2414824 in the Official Public Records of Waller County, Texas (which Exhibit A is incorporated herein by reference).
 - b. Colton, Section 1, a subdivision in Montgomery County, Texas according to the map or plat thereof filed under Clerk's File No. 2024118382 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
 - c. Colton, Section 2, a subdivision in Montgomery County, Texas according to the map or plat thereof filed under Clerk's File No. 2024118383 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
 - d. Colton, Section 3, a subdivision in Montgomery County, Texas according to the map or plat thereof filed under Clerk's File No. 2024118384 of the Map or Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
 - e. Colton, Section 8, a subdivision in Montgomery County, Texas according to the map or plat thereof filed under Clerk's File No. 2024118385 of the Map or Plat 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. Declaration of Covenants, Conditions, and Restrictions for Colton (Residential Property) Montgomery County Clerk's File No. 2024121124, Grimes County Clerk's File No. 2024-344029, and Waller County Clerk's File No. 2414824.
- b. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Colton (Residential Property), Section 1, Montgomery County Clerk's File No. 2024121300.
- c. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Colton (Residential Property), Section 2, Montgomery County Clerk's File No. 2024121301.
- d. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Colton (Residential Property), Section 3, Montgomery County Clerk's File No. 2024121302.
- e. Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Colton (Residential Property), Section 8, Montgomery County Clerk's File No. 2024121303.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Colton Residential Association, Inc. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.

6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Crest Management Company; Address: 17171 Park Row, Suite 310, Houston, Texas 77084; Phone Number: 281-579-0761; Email Address: info@crestmanagement.com.

7. Association Website: The Association's Dedicatory Instruments are available to Members online at: <https://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 are as follows:

Description	Fee
Resale Certificate	\$375.00
Resale Certificate Update	\$75.00
Transfer Fee	\$295.00
Refinance Fee	\$75.00
Rush Fee	\$100.00

Capitalization Fee	100% of the then-current Annual Assessment plus 100% of the then-current Service Area Assessment (if applicable). Some exemptions may apply. The Capitalization Fee for 2024 is \$1,385.00. For future years, the Capitalization Fee must be verified with the Association.
Community Enhancement Fee	The Community Enhancement Fee is based on the "Gross Selling Price" or "Builder Gross Selling Price" of a Lot (as described in detail in the Declaration). The current Community Enhancement Fee is 0.5% of the Gross Selling Price or 0.25% of the Builder Gross Selling Price of the Lot, depending on the type of entity transferring title to the Lot. Some variations and exemptions may apply.

Executed on this 6th day of December, 2024.

COLTON RESIDENTIAL ASSOCIATION, INC., a
Texas nonprofit corporation

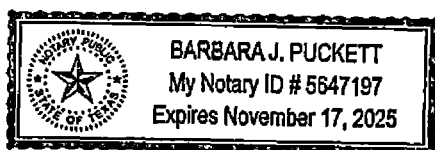
By: Crest Management Company,
Managing Agent

By: Carolyn Bonds
Printed: CAROLYN BONDS
Its: 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 6th day of December, 2024 personally appeared CAROLYN BONDS, the AGENT of Crest Management Company, Managing Agent for Colton Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Barbara J. Puckett
Notary Public in and for the State of Texas

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 344130

eRecording - Real Property

Recorded On: December 06, 2024 10:17 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 344130
Receipt Number: 20241206000007
Recorded Date/Time: December 06, 2024 10:17 AM
User: Mary H
Station: Clerk03

Record and Return To:

CSC GLOBAL



**STATE OF TEXAS
COUNTY OF GRIMES**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grimes County, Texas.

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

FILED AND RECORDED

Instrument Number: 2415042

Filing and Recording Date: 12/06/2024 02:08:55 PM Pages: 5 Recording Fee: \$27.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
ROBERTS MARKEL WEINBERG BUTLER HAILEY
2800 POST OAK BLVD FL 57
HOUSTON, TX 77056

E-FILED FOR RECORD

12/06/2024 04:33PM



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.

12/06/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas