



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**BRIGHTWATER HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

BRIGHTWATER HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is The Lakes at Brightwater;
- (2) the name of the Association is Brightwater Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:

- (a) Lakeside Meadow at Brightwater, Section One (1), under Slide No. 1267B;
- (b) Lakeside Meadow at Brightwater, Section Two (2), under Slide No. 1355A;
- (c) Lakeshore at Brightwater, Section One (1), under Slide No's. 672B and 673A;
- (d) Lakeshore at Brightwater, Section Two (2), under Slide No. 1042B;
- (e) Lakeshore Park at Brightwater, Section One (1), under Slide No. 1442A;
- (f) Lakeshore Park at Brightwater (Amended), under Slide No. 1544A
- (g) Southshore at Brightwater, Section One (1), under Slide No's. 671B and 672A;
- (h) Lakeshore Point at Brightwater, Section One (1), under Slide No's. 671B and 672A;
- (i) Brightwater Estates, under Slide No. 1260B;
- (j) Brightwater Point Estates, under Slide No. 1356A;

- (4) the Declarations and any amendments thereto, are recorded in the Official Public Records of Fort Bend County, Texas, as follows:

- (a) Lakeside Meadow at Brightwater, Section One (1), recorded under Document No. 9404682;
- (b) Lakeside Meadow at Brightwater, Section Two (2), recorded under Document No. 9404682;

- (c) Lakeshore at Brightwater, Section One (1), recorded under Document No. 8536979;
  - (d) Lakeshore at Brightwater, Section Two (2), recorded under Document No. 9053975;
  - (e) Lakeshore Park at Brightwater, Section One (1), recorded under Document No. 9404682;
  - (f) Southshore at Brightwater, Section One (1), recorded under Document No. 8537310;
  - (g) Lakeshore Point at Brightwater, Section One (1), recorded under Document No. 9404682;
  - (h) Brightwater Estates, recorded under Document No. 9404682;
  - (i) Brightwater Point Estates, recorded under Document No. 9404682;
- (5) the name and mailing address of the Association is: Brightwater Homeowners Association, Inc., c/o Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
- (a) Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;
  - (b) (281) 579-0761;
  - (c) [info@crest-management.com](mailto:info@crest-management.com);
- (7) The Association's website address is: <https://www.crest-management.com/Communities/Brightwater-Homeowners-Association>;
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- (a) Resale Certificate Fee: \$375.00;
  - (b) Resale Certificate Update:
    - a. no charge within 30 days of original,
    - b. within 30-180 days of original: \$75.00,
    - c. (a new Resale Certificate must be purchased after 180 days);
  - (c) Certified Statement of Account (Transfer Fee): \$295.00;
  - (d) Refinance Statement of Account: \$75.00;
  - (e) RUSH FEE: \$100.00  
(for documents that need to be provided in less than 3 business days);

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 1 DAY OF March, 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM  
on behalf of Crest Management Company, AAMC,  
Managing Agent for Brightwater Homeowners Association, Inc.

STATE OF TEXAS

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COUNTY OF FORT BEND

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BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Brightwater Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 1<sup>st</sup> day of March, 2023.

Barbara J. Puckett  
Notary Public, State of Texas

E-RECORDED BY:  
HOLTOLLETT, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024

