



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**BRIARWOOD CROSSING MASTER ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

BRIARWOOD CROSSING MASTER 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 Briarwood Crossing Commercial Acreage;
- (2) the name of the Association is Briarwood Crossing Master Association, Inc.;
- (3) the Subdivision is recorded in the Real Property Records of Fort Bend County, Texas, as follows:
  - (a) Briarwood Crossing Commercial Acreage, under Instrument No. 2016078286;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
  - (a) Amended and Restated Declaration of Covenants, Conditions and Restrictions of Briarwood Crossing Commercial Acreage, under Instrument No. 2016078286;
- (5) the name and mailing address of the Association is:
  - (a) Briarwood Crossing Master 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;
- (7) The Association's website address is:

<https://www.crest-management.com/Communities/Briarwood-Crossing-Community-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);

(f) Capitalization Fee: The Capitalization Fee is initially set at \$0.0606 per square foot of the Tract being conveyed. The Board of Directors may adjust the Capitalization Fee in the same manner as the Annual Assessment.

(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 28 DAY OF February, 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM  
on behalf of Crest Management Company, AAMC,  
Managing Agent for Briarwood Crossing Master Association, Inc.

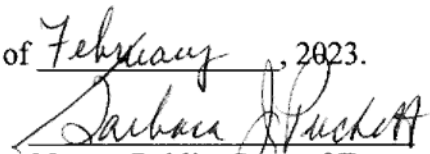
STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Briarwood Crossing Master 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 18<sup>th</sup> day of February, 2023.

  
Notary Public, State of Texas

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

