

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
RANCHES OF CLEAR CREEK COMMUNITY ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF WALLER §

The undersigned, being the Managing Agent for Ranches of Clear Creek Community Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Ranches of Clear Creek.
2. Name of Association: The name of the Association is Ranches of Clear Creek Community Association.
3. Recording Data for the Subdivision:
 - a. Ranches of Clear Creek, a subdivision in Waller County, Texas according to map or plat thereof recorded in Volume 922, Page 765 of the Map Records of Waller County, Texas, SAVE AND EXCEPT Lot Twenty-One (21), and all amendments to or replats of said maps or plats, if any.
 - b. Ranches of Clear Creek, Section Two (2), a subdivision in Waller County, Texas according to map or plat thereof recorded in Volume 1110, Page 628 of the Map Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Ranches of Clear Creek.
 - (2) Declaration of Annexation.
 - (3) Declaration of De-Annexation.
 - b. Recording Information:
 - (1) Waller County Clerk's File No. 2505768.
 - (2) Volume 1119, Page 354, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.

(3) Volume 1358, Page 80, *et seq.* in the Official Public Records of Real Property of Waller County, Texas.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Ranches of Clear Creek Community Association c/o Wake Property Management, Inc., P.O. Box 1091, Tomball, Texas 77377.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: SueAnne Wake, Owner, Wake Property Management, Inc. Address: P.O. Box 1091, Tomball, Texas 77377. Phone No.: 832.515.1943. Email Address: swake03@gmail.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: rocchoa.org.
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	\$ 150.00
Transfer Fee	\$ 75.00
Refinance Fee	\$ 50.00

Executed on this 29 day of May, 2025.

**RANCHES OF CLEAR CREEK
COMMUNITY ASSOCIATION**

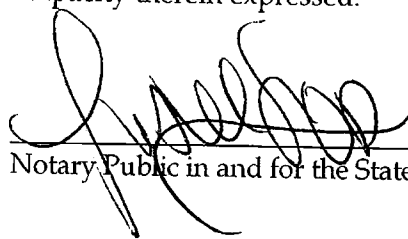
By: Wake Property Management, Inc., Managing Agent

SueAnne Wake
SueAnne Wake, Owner

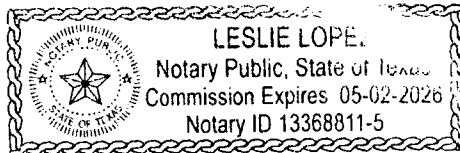
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 29 day of may, 2025 personally appeared SueAnne Wake, Owner of Wake Property Management, Inc., Managing Agent for Ranches of Clear Creek Community Association, 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.



Notary Public in and for the State of Texas



FILED AND RECORDED

Instrument Number: 2506232

Filing and Recording Date: 05/29/2025 03:36:53 PM Pages: 4 Recording Fee: \$23.00

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,



A handwritten signature in cursive script that reads "Debbie Hollan".

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