

## MANAGEMENT CERTIFICATE

**This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code**

1. The name of the Subdivision is: Countryside, Section 4 (also known as Rustic Oaks)
2. The name of the Association is RUSTIC OAKS HOMEOWNERS ASSOCIATION a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

Cabinet No 17, Pages 51-55 of the Map Records  
of Galveston County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

Declaration

County Clerk's File No 8409901 of the Official Public Records  
of Galveston County, Texas

Amendment to Declaration

County Clerk's File No 9215484 of the Official Public Records  
of Galveston County, Texas

Annexation Agreement

County Clerk's File No 9505461 of the Official Public Records  
of Galveston County, Texas

5. The mailing address of the Association is:

RUSTIC OAKS HOMEOWNERS ASSOCIATION  
c/o Creative Management Company  
8323 Southwest Freeway #330  
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company  
8323 Southwest Freeway #330  
Houston, TX 77074

Phone Number: 713-772-4420  
Facsimile Number: 713-772-8655  
Email Address: [general@cmctx.com](mailto:general@cmctx.com)  
Web Page: [www.cmctx.com](http://www.cmctx.com)

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- [www.cmctx.com](http://www.cmctx.com)
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Cost due for the transfer of ownership:

\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing

Dated this 27th day of January, 2025

RUSTIC OAKS HOMEOWNERS ASSOCIATION  
a Texas Non-Profit Corporation

By: \_\_\_\_\_

Jamie Taylor, Manager for Creative Management Company  
as Managing Agent for RUSTIC OAKS HOMEOWNERS ASSOCIATION

STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of RUSTIC OAKS HOMEOWNERS ASSOCIATION, a Texas Non-Profit Corporation, of behalf of such corporation.



Monique Garza  
Notary Public in and for State of Texas

After recording return to:

Creative Management Company  
8323 Southwest Freeway, Suite 330  
Houston, TX 77074

## FILED AND RECORDED

Instrument Number: 2025008777

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 02/24/2025 2:24PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

**Dwight D. Sullivan**, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*