



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
PECAN RIDGE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Pecan Ridge Community Association, Inc., 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 Pecan Ridge.
2. Name of Association: The name of the Association is Pecan Ridge Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Pecan Ridge, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20210266 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Pecan Ridge, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20210267 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Pecan Ridge, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20210268 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Pecan Ridge, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20210269 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Pecan Ridge, Section Five (5), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230158 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

- f. Pecan Ridge, Section Six (6), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230165 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- g. Pecan Ridge, Section Seven (7), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230159 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Pecan Ridge, Section Eight (8), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230160 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Pecan Ridge, Section Nine (9), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20240163 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Pecan Ridge, Section Ten (10), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20240215 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Pecan Ridge, Section Eleven (11), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20240164 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Pecan Ridge, Section Twelve (12), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20240185 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:
 - (1) Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property).
 - (2) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 2.
 - (3) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 3.

- (4) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 4.
- (5) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 5.
- (6) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 6.
- (7) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 7.
- (8) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 8.
- (9) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 9.
- (10) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 10.
- (11) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 11.
- (12) Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Pecan Ridge (Residential Property) Section 12.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2022097221.
- (2) Fort Bend County Clerk's File No. 2022112925.
- (3) Fort Bend County Clerk's File No. 2022112926.
- (4) Fort Bend County Clerk's File No. 2022112927.
- (5) Fort Bend County Clerk's File No. 2023090794.
- (6) Fort Bend County Clerk's File No. 2023093394.
- (7) Fort Bend County Clerk's File No. 2023093395.
- (8) Fort Bend County Clerk's File No. 2023093396.
- (9) Fort Bend County Clerk's File No. 2024102610.
- (10) Fort Bend County Clerk's File No. 2024102611.
- (11) Fort Bend County Clerk's File No. 2024102612.
- (12) Fort Bend County Clerk's File No. 2024102613.

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

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Carolyn Bonds, PCAM, Crest Management Company. Address: 17171 Park Row, Suite 310, Houston, Texas 77084. Phone No.: 281.579.0761. Email Address: info@crest-management.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: 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:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	No charge for 30 days; \$75.00 for 180 days
Transfer Fee	\$ 295.00
Refinance Statement of Account	\$ 75.00
Rush Fee	\$ 100.00 for document needed in less than 3 business days
Capitalization Fee [Declaration XIV, Section D]	The Capitalization Fee is equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2024 is \$1,150.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association

Executed on this 19th day of December, 2024.

PECAN RIDGE COMMUNITY
ASSOCIATION, INC.

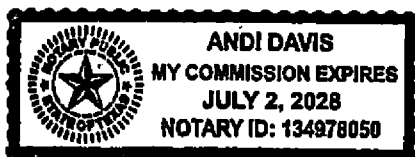
By: Crest Management Company, Managing Agent

Carolyn Bonds
Carolyn Bonds, PCAM/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 19th day of December 2024 personally appeared Carolyn Bonds, PCAM/ Agent of Crest Management Company, Managing Agent for Pecan Ridge Community Association, Inc., 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.



Andi Davis
 Notary Public in and for the State of Texas