



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE (Tex. Prop. Code, Sec. 209.004)**

1. The name of the subdivision is BONTERRA AT CROSS CREEK RANCH.
2. The name of the association is BONTERRA AT CROSS CREEK RANCH Community Association, inc., a Texas nonprofit corporation.
3. The recording data for the subdivision is:

BONTERRA AT CROSS CREEK RANCH an addition in Fort Bend County, Texas according to the map or plat thereof filed under Clerk's File RP-2021-146361, Official Public Records of Real Property of Fort Bend County, Texas.
4. The recording data for the declaration is:

Declaration of Covenants, Conditions, Restrictions and Easements for BONTERRA AT CROSS CREEK RANCH filed under Clerk's File No. RP-2016029486, Official Public Records of Real Property of Fort Bend County, Texas.
5. The name and mailing address of the association are:

BONTERRA AT CROSS CREEK RANCH
c/o King Property Management
720 N. Post Oak Road, Suite 300
Houston, Texas 77024
713-956-1995
www.kpmtx.com
6. The name and mailing address of the person managing the association or the association's designated representative are:

BONTERRA AT CROSS CREEK RANCH
c/o King Property Management
720 N. Post Oak Road, Suite 300
Houston, Texas 77024
713-956-1995
www.kpmtx.com
7. This management certificate is prepared and filed solely to provide contact information for the association and the subdivision in accordance with Texas Property Code, Section 209.004. This management certificate does not identify any documents or provide any information as to the association or the subdivision except as aforesaid and may not be relied upon for any other purpose.
8. Fees: The following fees may be applicable upon sale or refinance of a home or lot:

Transfer Fee: \$200 – Due upon sale of a lot or home
 Resale Certificate Fee: \$250 – Due upon refinance of a lot or home
 Capitalization Fee: Up to 100% of the Annual Assessment – due upon sale of a home or lot.

9. This management certificate supersedes and replaces all previously executed and/or filed management certificates as to the association and the subdivision as above described. This management certificate is effective as of the date of filing of this management certificate in the Official Public Records of Real Property of Fort Bend County, Texas.

SIGNED this 5 day of March, 2024.

BONTERRA AT CROSS CREEK RANCH,
 a Texas nonprofit corporation,

By: LiLep, LLC, a Texas limited liability company,
 d/b/a KING PROPERTY MANAGEMENT,

BY: Eddie Parise



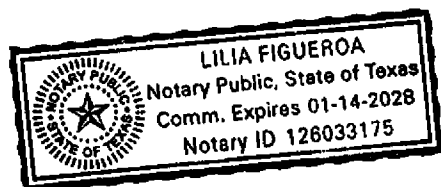
ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HARRIS §

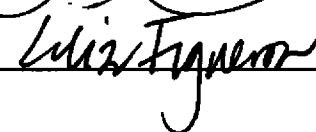
This instrument was acknowledged before me on the 05 day of March, 2024 by Eddie Parise, as the Property Manager of LiLep, LLC, a Texas limited liability company, d/b/a/ KING PROPERTY MANAGEMENT, as the Manager of BONTERRA AT CROSS CREEK RANCH, a Texas nonprofit corporation, on behalf of the corporation.

[SEAL]



Notary Public, State of Texas

Printed Name: _____



PLEASE FILE AND RETURN TO:
 King Property Management
 720 N. Post Oak, Suite 300
 Houston, Texas 77024