

**MANAGEMENT CERTIFICATE  
OF  
CROWN RANCH PROPERTY OWNERS' ASSOCIATION**

This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supercedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

1. The name of the subdivision is: Crown Ranch, Sections One, Two, Three, Four, Five and Six.
2. The name of the association is: Crown Ranch Property Owners' Association, a Texas non-profit corporation.
3. The recording data for the subdivision is as follows:

**CROWN RANCH, SECTION 1, as set forth on the plat recorded in Cabinet Z, Sheets 235-239 of the map records of Montgomery County, Texas;**

**CROWN RANCH, SECTION 2, as set forth on the plat recorded in Volume 1221, Pages 315 and 316 of the County Clerk Records of Grimes County, Texas;**

**CROWN RANCH, SECTION 3, as set forth on the plat recorded in Cabinet Z, Sheets 1208-1209, of the Plat Records of Montgomery County, Texas;**

**CROWN RANCH, SECTION 4, as set forth on the plat recorded in Volume 1333, Page 643 of the Real Property Records of Grimes County, Texas;**

**CROWN RANCH, SECTION 5, a set forth on the plat recorded in Volume 1493, Page 319 of the Real Property Records of Grimes County, Texas; and**

**CROWN RANCH, SECTION 6, as set forth on the plat recorded in Volume 1597, Page 797, of the Real Property Records of Grimes County, Texas.**

4. The recording data for the declaration and all amendments are as follows:

**Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section One, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2006-022837;**

**Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Two, recorded in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00215137, Volume 1219, Page 62;**

**First Amended Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Two, recorded in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00215852, Volume 1223, Page 334;**

**Second Amended Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Two, recorded in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00221281, Volume 1257, Page 94;**

**Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Three, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2008-048364;**

**Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Four, recorded in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00234879, Volume 1333, Page 644;**

**Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Five, recorded in the Official Public Records of Real Property of Grimes County, Texas, under County Clerk's File No. 261518, Volume 1487, Page 609, and re-recorded under County Clerk's File No. 00262465, Volume 1493, Page 320; and**

**Declaration of Covenants, Conditions and Restrictions for Crown Ranch, Section Six, recorded in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00279769, Volume 1600, Page 409.**

5. The name and mailing address of the Association is as follows:

**Crown Ranch Owners Association  
c/o Inframark, LLC  
2002 West Grand Parkway North, Suite 100  
Katy, Texas 77449**

6. The name, mailing address, telephone number and e-mail address of the person managing the Association or the Association's designated representative is as follows:

**Amanda England, Manager  
Crown Ranch Owners Association  
c/o Inframark, LLC  
2002 West Grand Parkway North, Suite 100  
Katy, Texas 77449  
281-504-1336  
[amanda.england@inframark.com](mailto:amanda.england@inframark.com)**

7. The website address of the Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is as follows:

**<http://crownranchpoa.nabrnetwork.com>**

8. The amount and description of any fees charged by the Association relating to a property transfer in the subdivision is as follows:

**\$ 50.00 Statement of Account  
\$300.00 Transfer fee  
\$350.00 Resale certificate**

**Standard Rush Fees:**

**\$185.00 1 day  
\$150.00 3 days  
\$125.00 5 days**

**Please be advised that in the event the property being transferred involves the consolidation or de-consolidation of multiple lots, additional assessments may be due to the Association. Please consult the relevant provisions of the declaration applicable to the property(ies)**

9. Other information the association considers appropriate is as follows:

**Bylaws of Crown Ranch Property Owners Association, recorded in the Official Public Records of Real Property of Montgomery County, Texas, under County Clerk's File No. 2011013648;**

**Payment Plan Policy, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012001844, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247097, Volume 1402, Page 567;**

**Document Retention Policy, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012001845, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247096, Volume 1402, Page 564;**

**Records Production and Copying Policy, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012001846, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247098, Volume 1402, Page 570;**

**Guidelines for Solar Energy Devices, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012001847, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247099, Volume 1402, Page 574;**

**Guidelines for Rainwater Recovery Systems, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012001848, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247100, Volume 1402, Page 577;**

**Guidelines for Display of Certain Religious Items, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012001849, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247101, Volume 1402, Page 580;**

**Guidelines for Display of Flags, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012001850, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247102, Volume 1402, Page 582;**

**Design Guidelines and Standards, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012006451, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247501, Volume 1404, Page 509;**

**Schedule of Project Submittal Requirements, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012006452, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247497, Volume 1404, Page 485;**

**Construction Violations Enforcement Policies, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012006453, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247500, Volume 1404, Page 505;**

**Architectural Control Committee Review, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012006454;**

**Schedule of Fees and Fines, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2012006455, and in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247499, Volume 1404, Page 499;**

**Notice of Termination of Development Rights and Transfer of Control, recorded in the Official Public Records of Real Property of Montgomery County, Texas under County Clerk's File No. 2019047844, and recorded in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00302013, Volume 1745, Page 81.**

**New Home Project Submittal Application, recorded in the Official Public Records of Real Property of Grimes County, Texas under County Clerk's File No. 00247498.**

EXECUTED this 21 day of September, 2021.

CROWN RANCH PROPERTY OWNERS' ASSOCIATION

By: Amanda England  
Amanda England, Managing Agent

THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on the 21 day of September, 2021, by Amanda England, Managing Agent for Crown Ranch Property Owners' Association, a Texas non-profit corporation, on behalf of the corporation.

  
Notary Public in and for the  
State of Texas

RETURN TO:  
Nell H. McLaurin IV  
Katline Nechman McLaurin LLP  
1834 Southmore Boulevard  
Houston, Texas 77004  
(713) 808-1000



**E-FILED FOR RECORD**

**10/14/2021 02:13PM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**10/14/2021**



County Clerk  
Montgomery County, Texas