

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**WINCREST FALLS COMMUNITY IMPROVEMENT ASSOCIATION**

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THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §

The undersigned, being the Managing Agent for Wincrest Falls Community Improvement 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 Wincrest Falls.
2. Name of Association: The name of the Association is Wincrest Falls Community Improvement Association.
3. Recording Data for the Subdivision:
  - a. Wincrest Falls, a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 374023 of the Map Records of Harris 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 Wincrest Falls.
    - (2) First Amendment to Covenants, Conditions and Restrictions for Wincrest Falls.
    - (3) Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Wincrest Falls.
  - b. Recording Information:
    - (1) Harris County Clerk's File No. R733171.
    - (2) Harris County Clerk's File No. S862438.
    - (3) Harris County Clerk's File No. RP-2017-78640.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Wincrest Falls Community Improvement Association 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

Executed on this 1 day of February, 2023.

**WINCREST FALLS COMMUNITY  
IMPROVEMENT ASSOCIATION**

By: Crest Management Company, Managing Agent

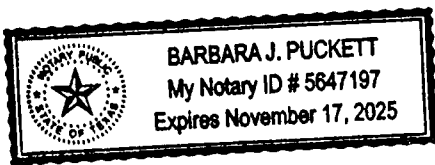
Carolyn Bonds  
Carolyn Bonds, PCAM/ Agent

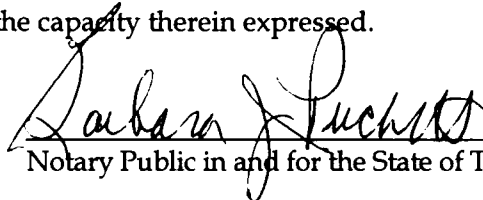
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 1<sup>st</sup> day of February, 2023 personally appeared Carolyn Bonds, PCAM/ Agent of Crest Management Company, Managing Agent for Wincrest Falls Community Improvement 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

RP-2023-36263  
# Pages 4  
02/02/2023 09:22 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2023-36263