

MANAGEMENT CERTIFICATE
OF
PARK ROW TERRACE RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Park Row Terrace Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Park Row Terrace.
2. The name of the Association: Park Row Terrace Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Park Row Terrace, recorded under Document No. RP-2023-332639 in the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Park Row Terrace Residential Community, Inc., c/o Crest Management Company, Attn: Brandy Smith, 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Park Row Terrace Residential Community, Inc., c/o Crest Management Company
Mailing Address:	17171 Park Row, Suite 310 Houston, Texas 77084
Attn.:	Brandy Smith
Telephone Number:	(281) 579-0761
Email Address:	brandys@Crest-Management.com

7. Website to access the Association's dedicatory instruments:
<https://www.crest-management.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00

Transfer Fee - \$295.00


1
PARK ROW TERRACE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.


PARK ROW TERRACE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

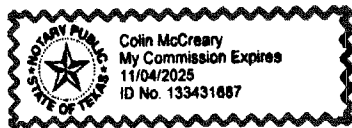
By: 
Name: Greg Clutter
Title: President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 25th day of August, 2023 by Greg Clutter, the President of Park Row Terrace Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)


Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

RP-2023-333362

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Park Row Terrace, recorded as Document No. RP-2023-332639, in the Official Public Records of Harris County, Texas, as amended and supplemented from time to time.
2. Park Row Terrace Community Manual, recorded as Document No. RP-2023-333156, in the Official Public Records of Harris County, Texas, as amended and supplemented from time to time.
3. Park Row Terrace Design Guidelines, recorded as Document No. RP-2023-333224, in the Official Public Records of Harris County, Texas, as amended and supplemented from time to time.
4. Park Row Terrace Adoption of Working Capital Assessment, recorded as Document No. RP-2023-333180, in the Official Public Records of Harris County, Texas.

ATTACHMENT 1

PARK ROW TERRACE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

RP-2023-333362
Pages 5
08/30/2023 02:38 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2023-333362