

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]

RP-2023-333362

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

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

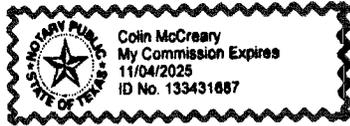
By: *Greg Clutter*  
Name: Greg Clutter  
Title: President

STATE OF TEXAS                   §  
                                                  §  
COUNTY OF HARRIS           §

This instrument was acknowledged before me on the 25<sup>th</sup> 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)

*Colin McCraary*  
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](mailto: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

4879-3421-4001v.4 51928-99

RP-2023-333362

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