

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
PARK ROW TERRACE RESIDENTIAL COMMUNITY, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Park Row Terrace Residential Community, Inc., a non-profit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously recorded:

1. Names of Subdivision: The name of the subdivision is Park Row Terrace.
2. Name of Property Owners' Association: The name of the Association is Park Row Terrace Residential Community, Inc.
3. Recording Data for the Subdivision:
 - a. Park Row Terrace, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 701226 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. Document:
 - (1) Declaration of Covenants, Conditions and Restrictions for Park Row Terrace.
 - b. Recording Information:
 - (1) Harris County Clerk's File No. RP-2023-332639.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Park Row Terrace Residential Community, Inc. 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 Fee	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
Working Capital Assessment [Declaration Article 6, Section 6.6]	Each Owner (other than Declarant) of a Lot will pay a one-time Working Capital Assessment to the Association. The Working Capital Assessment will be due and payable to the Association upon the transfer of a Lot. The amount of the Working Capital Assessment is \$250.00. Some exemptions apply. The Working Capital Assessment amount must be verified with the Association.

EXECUTED on this 15th day of December 2025.

**PARK ROW TERRACE RESIDENTIAL
COMMUNITY, INC.**

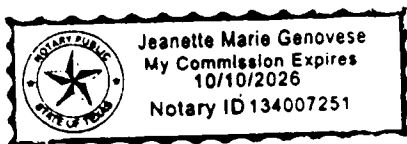
By: Crest Management Company,
Managing Agent

Carolyn Bonds
Carolyn Bonds, PCAM/Agent

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report all 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 §
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BEFORE ME, the undersigned notary public, on this 15 day of December, 2025 personally appeared Carolyn Bonds, PCAM/Agent for Crest Management Company, Managing Agent for Park Row Terrace Residential Community, Inc., 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.



Jeanette Genovese
Notary Public in and for the State of Texas

RP-2025-494192
Pages 4
12/16/2025 10:54 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2025-494192