

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
VILLAGES OF NORTHPOINTE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Villages of NorthPointe Community Association, 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 Villages of NorthPointe.
2. Name of Property Owners' Association: The name of the Association is Villages of NorthPointe Community Association, Inc.
3. Recording Data for the Subdivision:

Villages of NorthPointe, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 514097 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 514101 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 514105 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 523006 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 563072 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

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Villages of NorthPointe, Section Six (6), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 580195 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Seven (7), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 580199 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Eight (8), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 623123 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Nine (9), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 582261 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Ten (10), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 615068 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Eleven (11), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 612022 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Twelve (12), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 610277 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Fourteen (14), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 646139 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Fifteen (15), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 636038 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

Villages of NorthPointe, Section Sixteen (16), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film

Code No. 660006 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 Villages of NorthPointe Single Family Residential Areas (Villages of NorthPointe Community Association, Inc.).
- (2) Supplemental Declaration of Covenants, Conditions and Restrictions for Villages of NorthPointe Single Family Residential Areas (Villages of NorthPointe Community Association, Inc.).
- (3) Second Supplemental Declaration of Covenants, Conditions and Restrictions for Villages of NorthPointe Single Family Residential Areas (Villages of NorthPointe, Section Twelve (12)).
- (4) Declaration of Annexation Villages of NorthPointe Section Four (4).
- (5) Declaration of Annexation Villages of NorthPointe Section Five (5).
- (6) Declaration of Annexation Villages of NorthPointe Section Six (6).
- (7) Declaration of Annexation Villages of NorthPointe Section Seven (7).
- (8) Declaration of Annexation Villages of NorthPointe Section Eight (8).
- (9) Declaration of Annexation Villages of NorthPointe Section Nine (9).
- (10) Declaration of Annexation Villages of NorthPointe Section Ten (10).
- (11) Declaration of Annexation Villages of NorthPointe Section Eleven (11).
- (12) Declaration of Annexation Villages of NorthPointe Section Twelve (12).
- (13) Declaration of Annexation Villages of NorthPointe Section Fourteen (14).
- (14) Declaration of Annexation Villages of NorthPointe Section Fifteen (15).
- (15) Confirmation of Declaration of Annexation (Villages of NorthPointe, Sections 14 and 16).

b. Recording Information:

- (1) Harris County Clerk's File No. V899532.
- (2) Harris County Clerk's File No. 20070588307.

- (3) Harris County Clerk's File No. 20080246735.
- (4) Harris County Clerk's File No. W192136.
- (5) Harris County Clerk's File No. X564572.
- (6) Harris County Clerk's File No. Y001640.
- (7) Harris County Clerk's File No. Y001641.
- (8) Harris County Clerk's File No. 20080098285.
- (9) Harris County Clerk's File No. Y001644.
- (10) Harris County Clerk's File No. Z552372.
- (11) Harris County Clerk's File No. 20070150005.
- (12) Harris County Clerk's File No. 20070150006.
- (13) Harris County Clerk's File No. 20080548667.
- (14) Harris County Clerk's File No. 20100307364.
- (15) Harris County Clerk's File No. 20140027333.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Villages of NorthPointe Community Association, 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
Capitalization Fee [Declaration Article III, Section 6]	Upon acquisition of record title to a Lot by the first Owner, other than a Builder (as that term is defined in

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	the Declaration), a contribution shall be made by or on behalf of the purchaser to the Association in an amount determined by the Board which is not in excess of 50% of the annual Residential Assessment.
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EXECUTED on this 7th day of May, 2025.

VILLAGES OF NORTHPOINTE
COMMUNITY ASSOCIATION, INC.

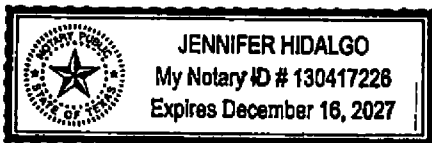
By: Crest Management Company,
Managing Agent

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 7 day of MAY, 2025 personally appeared Carolyn Bonds, PCAM/Agent for Crest Management Company, Managing Agent for Villages of NorthPointe Community Association, 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.



Jennifer Hidalgo
Notary Public in and for the State of Texas

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Pages 6
05/09/2025 08:53 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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

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