



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**LAKE OLYMPIA CIVIC ASSOCIATION**

THE STATE OF TEXAS       §  
COUNTY OF FORT BEND   §

The undersigned, being the Manager of **Lake Olympia Civic Association**, (hereinafter the "Association"), a non-profit corporation 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 Association:**

The name of the Association is **Lake Olympia Civic Association**.

**2. Name of Subdivision(s):**

The names of the Subdivision is **Lake Olympia**.

**3. Recording Data for the Declaration(s) and Subdivision(s):**

Palmer Plantation, Section One (1), Declaration of Covenants, Conditions, and Restrictions	Clerk's File No. 84000803 & Vol. 1355, Pg. 709, et. seq.; Slide No. 626B
Palmer Plantation, Section One (1), Supp. Declaration	Clerk's File No. 8812654, Vol. 2020, Pg. 1988; Slide No. 918A
Palmer Plantation, Section Two (2), Declaration of Annex.	Clerk's File No. 8717078 & Vol. 1929, Pg.1653; Slide No. 891B
Parkview Village, Section One (1), Declaration of Annex.	Vol. 2201, Pg. 543
Parkview Village, Section One (1), Corrected Declaration of Annexation	Clerk's File No. 9164141, Vol. 2355, Pg. 21; Slide Nos. 1039 A&B,
Parkview Village, Section Two (2), Declaration of Annexation	Clerk's File No. 9167924, Vol. 2360, Pg. 596; Slide Nos. 1159 A&B
Lakeshore Forest, Section One (1), Declaration of Annexation	Clerk's File No. 9314398, Vol. 2499, Pg. 2442; Slide No. 1242A
Lakeshore Forest, Section Two (2)	Vol. 2499, Pg. 2474
Lakeshore Forest, Section Two (2), Corrected Declaration of Annexation	Clerk's File No. 9358574, Vol. 2566, Pg. 776, as stated in Declaration
Lakeshore Forest, Section Three (3), Declaration of Annexation	Clerk's File No. 9723821, Vol. 2991, Pg. 1821; Slide Nos. 1607A & B
Lakeshore Forest, Section Three (3), Supplemental Dec. of Annex.	Clerk's File No. 9744988; Slide Nos. 1607A & B
First Partial Amendment for Declaration of Annexation for Lakeshore Forest at Lake Olympia, Section Three (3), to establish Lakeshore Forest Estates	Clerk's File No. 9777744; Slide Nos. 1645A & B
Crescent Oak Village, Section One (1), Declaration of Annexation	Clerk's File No. 9476441 & Vol. 2716, Pg. 792; Slide 1352A
Crescent Oak Village, Section Two (2), Dec. of Annexation	Clerk's File No. 9476442 & Vol. 2716, Pg. 816; Slide 1352B
Crescent Oak Village, Section Three (3), Dec. of Annexation	Clerk's File No. 9719363, Vol. 2984, Pg. 2182; as stated in Dec. in Exhibit G
Crescent Oak Village, Section Four (4), Dec. of Annexation	Clerk's File No. 9777745; Slide No. 1618B
Crescent Oak Village, Section Five (5), Dec. of Annexation	Clerk's File No. 9777742, Vol. 3079, Pg. 1587; Slide 1663B
Crescent Oak Village, Section Six (6), Dec. of Annexation	Clerk's File No. 9835356, Vol 3150, Pg. 1864; as stated in Dec.in Ex. G, recorded on 5/13/98.
Crescent Oak Village, Section Six (6), Dec. of Annexation	Clerk's File No. 2001092837; Slide No. 2207B, recorded on 10/2/01
Crescent Oak Village, Section Seven (7), Dec. of Annexation	Clerk's File No. 9835357, Vol 3150, Pg. 1888 & as stated in Dec.in Exhibit G
Harbor View Village, Section One (1), Dec. of Annexation	Clerk's File No. 8906997 & Vol. 2101, Pg. 1921; Slide No. 923B
Harbor View Village, Section Two (2), Dec. of Annexation	Vol. 2123, Pg. 796; Slide 967B
First Corrected Declaration of Annexation for Harbor View Village at Lake Olympia, Section Two (2)	Vol. 2172, Pg. 2131; Slide 967B
Second Corrected Declaration of Annexation for Harbor View Village at Lake Olympia, Section Two (2)	Clerk's File No. 9003162 & Vol. 2183, Pg. 1134; Slide 967B
Oyster Creek Village, Section One (1), Declaration of Annex.	Clerk's File No. 8939947, Vol. 2145, Pg. 2001; Slide Nos. 995A & B
Oyster Creek Village, Section One (1), Corrected Dec. of Annex.	Clerk's File No. 8960556 & Vol. 2172, Pg. 2107; Slide Nos.995A & B
Oyster Creek Village, Section Two (2), Declaration of Annex.	Clerk's File No. 8960555, Vol. 2172, 2083; Slide No. 996A
Oyster Creek Village, Section Three (3), Declaration of Annex.	Clerk's File No. 9055359, Vol. 2252, Pg. 680; Slide No. 1025B

Oyster Creek Village, Section Four (4), Declaration of Annex.	Clerk's File No. 8960554, Vol. 2172, Pg. 2059, Slide No. 1003A
Oyster Creek Village, Section Four (4), Corrected Dec. of Annex	Clerk's File No. 9436080, Vol. 2660, Pg. 1340; Slide No. 1003A
Oyster Creek Place, Section One (1) Restrictions	File No. 8507739 & Vol. 1613, Pg. 792; Slide No. 713-A
Oyster Creek Place, Section One (1), Amendment of Restrictions and Declaration of Annexation	Clerk's File No. 9014513 & Vol. 2198, Pg. 1759; Slide Nos. 660B and replatted at Slide No.731A and partially replatted at Slide No. 919A
Oyster Creek Place, Section Two (2)	Plat Map Slide No. 00664, Clerk's File No. 1174345
Oyster Creek Place, Section Three (3), Dec. of Annexation	Clerk's File No. 8939948, Vol. 2145, Pg. 2024; Slide No. 996B
Oyster Creek Place, Section Three (3), Corrected Declaration of Annexation	Clerk's File No. 8962369 & Vol. 2175, Pg. 715; Slide No. 996B
Oyster Creek Place, Section Three (3), Second Corrected Declaration of Annexation	Clerk's File No. 9018884, Vol. 2204, Pg. 1169; Slide No. 996B
Oyster Creek Place, Section Four (4), Declaration of Annexation [Pearl Pointe] Amending Plat of Pearl Pointe at Lake Olympia (Amending Plat of Oyster Creek Place at Lake Olympia Section Four (4) recorded in Slide No. 1378B	Clerk's File No. 9509010, Vol. 2740, Pg. 479; Slide No. 1378B [Pearl Pointe]
Oyster Creek Place, Section Five (5)	Clerk's File No. 9166299 & Vol. 2358, Pg. 524; Slide No. 1091A
Peninsulas, Section One (1), Declaration of Annexation	Clerk's File No. 8642954, , Vol. 1876, Pg. 0704; Slide No. 567A, recorded on 8/29/86.
Peninsulas, Section One (1), Declaration of Annexation	Clerk's File No. 84000805, Vol. 1355, Pg. 771; Slide No. 567A, recorded on 1/6/84.
Peninsulas, Section Two (2), Declaration of Annexation	Clerk's File No. 84000804, Vol. 1355, Pg. 758; Slide No. 641A
Peninsulas, Section Two (2) – Phase A, Dec. of Annexation	Clerk's File No. 8642952, Vol. 1876, Pg. 0660; Slide No. 641A
Peninsulas, Section Two (2) – Phase B, Dec. of Annexation	<del>Clerk's File No. 84000804, Vol. 1355, Pg. 0683; Slide No. 641A</del> <b>Clerk's File No. 84000804, Vol. 1355, Pg. 0683; Slide No. 641A</b>
Peninsulas, Section Three (3), Declaration of Annexation	Clerk's File No. 8918556, Vol. 2116, Pg. 2507
Peninsulas, Section Three (3), Corrected Dec. of Annexation	Clerk's File No. 8929905, Vol. 2132, Pg. 532; Slide No. 677B
Peninsulas, Section Three (3), Supplemental Dec. of Annex.	Clerk's File No. 95551039; Slide No. 1419A
Peninsulas, Section Four (4), Declaration of Annexation	Clerk's File No. 8952995, Vol. 2162, Pg. 1614; Slide Nos. 1011A/B
Villa Del Lago, Declaration of Annexation	Clerk's File No. 9837424, Vol. 3154, Pg. 616; Slide No. 1723B
Villa Del Lago, Section One (1), Declaration of Annexation	Clerk's File No. 9855173, Vol. 3184, Pg. 1267; Slide No. 1744B
Villa Del Lago, Corrected Dec. of Annexation for Villa Del Lago at Lake Olympia, Section Two (2)	Clerk's File No. 2001022197; Vol 3712, Pg. 296; Slide No. 1916B
Jade Island, Declaration of Annexation	Clerk's File No. 1999097226, Vol. 3439, Pg. 1736; Slide Nos. 2275B and 2276A
Jade Island, Amended Declaration of Annexation	Clerk's File No. 2002022109, Vol. 3983, Pg. 1606; Slide Nos. 2275B and 2276A
Flamingo Island at Lake Olympia, Dec. of Annexation	Clerk's File No. 9867559; Slide Nos. 1755A/B
First Partial Amendment of Declaration of Annexation for Flamingo Island at Lake Olympia to Establish Flamingo Island, Section One (1)	Clerk's File No. 1999097225
Declaration of Annexation for Flamingo Island, Section Two (2)	Clerk's File No. 2001002117; Slide Nos. 1844B and 1845A
First Partial Amendment of Declaration of Annexation for Flamingo Island, Section Two (2)	Clerk's File No. 2001022196; Slide Nos. 2131 A/B

Flamingo Estates, Declaration of Annexation	Clerk's File No. 9557088, Vol. 2810, Pg. 187; Slide No. 1275B
Lakeside Village, Declaration of Annexation	Clerk's File No. 8960558 & Vol. 2172, Pg. 2156; Slide Nos. 984B and 1003B
Lakeside Estates, Section One (1), Declaration of Annexation	Clerk's File No. 9017641 & Vol. 2202, Pg. 2154; Slide No. 1040A
Lakeside Estates, Section Two (2), Declaration of Annexation	Clerk's File No. 9302248 & Vol. 2482, Pg. 1212; Slide No. 1559A
Sunrise Bay, Section One (1), Declaration of Annexation	Clerk's File No. 9400214 & Vol. 2609, Pg. 1256; Slide 1276B
Sunrise Bay, Section Two (2), Declaration of Annexation	Clerk's File No. 9476440 & Vol. 2716, Pg. 770; Slide No. 1295A
Sunrise Bay, Section Three (3), Declaration of Annexation	Clerk's File No. 9476439 & Vol. 2716, Pg. 748; Slide No. 1351B
Mustang Crossing at Lake Olympia, Section One (1) - Declaration of Annexation	Clerk's File No. 9867557, Vol. 3205, Pg. 18; Slide No. 1754B
Swan Isle, Section One (1) - First Partial Amendment of Declaration of Annexation for The Peninsulas at Lake Olympia Section Four (4) to Establish Swan Isle, Section One	Clerk's File No. 9625547; Slide No. 1475B
Swan Isle, Section Two (2) – Second Partial Amendment for Declaration of Annexation for The Peninsulas at Lake Olympia, Section Four to Establish Swan Isle, Section Two	Clerk's File No. 9777743; Slide No. 1643A
Swan Isle, Section Three (3) - Third Partial Amendment for Declaration of Annexation for The Peninsulas at Lake Olympia Section Four (4) to Establish Swan Isle, Section Three	Clerk's File No. 9777741; Slide No. 1664A
<b>Short Term Rental Declaration Amendments:</b>	
<b><u>Lakeshore Forest, Section One (1)</u></b> , Amendment to the Declaration of Annexation for Lakeshore Forest at Lake Olympia Section One (1)	Clerk's File No. 2024017788
<b><u>Lakeshore Forest, Section Two (2)</u></b> , Amendment to the Declaration of Annexation for Lakeshore Forest at Lake Olympia Section Two (2)	Clerk's File No. 2023032084
<b><u>Lakeshore Forest, Section Three (3)</u></b> , Amendment to the First Partial Amendment for Declaration of Annexation for Lakeshore Forest at Lake Olympia, Section Three (3) to Establish Lakeshore Forest Estates	Clerk's File No. 2023032085
<b><u>Jade Island</u></b> , Amendment to the Amended Declaration of Annexation for Jade Island at Lake Olympia	Clerk's File No. 2023032083
<b><u>Flamingo Estates</u></b> , Amendment of the Declaration of Annexation for Flamingo Estates at Lake Olympia	Clerk's File No. 2024011838
<b><u>Flamingo Island, Section 1</u></b> , Second Partial Amendment of the Declaration of Annexation for Flamingo Island at Lake Olympia to Establish Flamingo Island at Lake Olympia Section One (1)	Clerk's File No. 2024011843
<b><u>Flamingo Island, Section 2</u></b> , Second Partial Amendment of the Declaration of Annexation for Flamingo Island at Lake Olympia Section Two (2)	Clerk's File No. 2024016265

**4. Association Information:**

The contact information for the association is as follows:

Lake Olympia Civic Association  
 c/o Crest Management Company, AAMC  
 17171 Park Row, Suite 310, Houston, TX 77084  
 Phone: 281-579-0761  
 Onsite Address: 180 Island Blvd., Missouri City, TX 77459  
 Onsite Phone: 281-835-5992  
 Email address: [info@crest-management.com](mailto:info@crest-management.com)

**5. Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Carolyn Bonds, PCAM, Managing Agent  
 c/o Crest Management Company, AAMC  
 17171 Park Row, Suite 310, Houston, TX 77084  
 Phone: 281-579-0761  
 Onsite Address: 180 Island Blvd., Missouri City, TX 77459  
 Onsite Phone: 281-835-5992  
 Email address: [info@crest-management.com](mailto:info@crest-management.com)

**6. Fees Related to Property Transfer::**

- Resale Certificates: \$375 (Valid for 30 days from issuance)
- Updated Resale Certificate: (No charge for 30 days) \$75 for 180 days.
- Certified Statement of Account (Transfer Fee): \$295.00
- Refinance Statement of Account: \$75.00
- RUSH FEE (Less than 2 business days): \$100.00
- \*\*Any other community-specific fees collected at closing\*\*

**7. Association Website:**

<https://www.crest-management.com/Communities/Lake-Olympia-Civic-Association>

**8. Other Optional Information:**

Management Company Website:  
<https://www.crest-management.com/>

Executed this the 4<sup>th</sup> day of March, 2024

**LAKE OLYMPIA CIVIC  
ASSOCIATION, INC.**

By: Carolyn Bonds  
 Carolyn Bonds, PCAM, Managing Agent

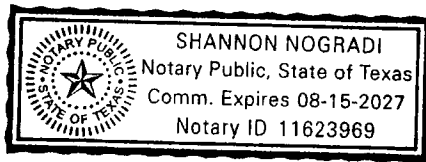
Carolyn Bonds  
 Print Name (Managing Agent)

THE STATE OF TEXAS

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COUNTY OF FORT BEND

BEFORE ME, the undersigned notary public, on this the 4th day of March, 2024, personally appeared Carolyn Bonds, PCAM, Managing Agent of **LAKE OLYMPA CIVIC ASSOCIATION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.



Shannon Nogradi  
 NOTARY PUBLIC IN AND FOR  
 THE STATE OF TEXAS

**Disclaimer:** Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.