



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
WOODCREEK RESERVE COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WOODCREEK RESERVE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Woodcreek Reserve;
- (2) the name of the Association is WoodCreek Reserve Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:
 - (a) WoodCreek Reserve, Section 1, under Instrument No. 20010458;
 - (b) WoodCreek Reserve, Section 2, under Instrument No. 20010460;
 - (c) WoodCreek Reserve, Section 3, under Instrument No. 20010461;
 - (d) WoodCreek Reserve, Section 4, under Instrument No. 20010462;
 - (e) WoodCreek Reserve, Recreational Center, under Instrument No. 20040215;
 - (f) WoodCreek Reserve, Section 5, under Instrument No. 20050233;
 - (g) WoodCreek Reserve, Section 5, Partial Replat No. 1, under Instrument No. 20060293;
 - (h) WoodCreek Reserve, Section 5, Partial Replat No. 2, under Instrument No. 20060291;
 - (i) WoodCreek Reserve, Section 5, Partial Replat No. 3, under Instrument No. 20060292;
 - (j) WoodCreek Reserve, Section 5, Partial Replat No. 4, under Instrument No. 20060294;
 - (k) WoodCreek Reserve, Section 5, Amended Plat No. 2, under Instrument No. 20070031;

- (l) WoodCreek Reserve, Section 5, Partial Replat No. 6, under Instrument No. 20070096;
- (m) WoodCreek Reserve, Section 5, Partial Replat No. 7, under Instrument No. 20090050;
- (n) WoodCreek Reserve, Section 5, Partial Replat No. 8, under Instrument No. 20120098;
- (o) WoodCreek Reserve, Section 5, Partial Replat No. 8 and Extension, under Instrument No. 20140161;
- (p) WoodCreek Reserve, Section 6, under Instrument No. 20050234;
- (q) WoodCreek Reserve, Section 7, under Instrument No. 20080116;
- (r) WoodCreek Reserve, Section 8, under Instrument No. 20110072;
- (s) WoodCreek Reserve, Section 9-A, under Instrument No. 20120191;
- (t) WoodCreek Reserve, Section 9-B, under Instrument No. 20130196;
- (u) WoodCreek Reserve, Section 10, under Instrument No. 20140127;
- (v) WoodCreek Reserve, Commercial Reserves "A" & "B", under Instrument No. 20140037;
- (w) WoodCreek Reserve, FM 1463 Commercial Reserves South, under Instrument No. 20140141;
- (x) WoodCreek Reserve, FM 1463 Commercial Reserves South, Replat of Reserve "A", under Instrument No. 20160200;
- (y) WoodCreek Reserve, FM 1463 Commercial Reserves South, Replat of Reserve "A1", under Instrument No. 20180226;
- (z) WoodCreek Reserve, FM 1463 Commercial Reserves South, Reserve "A3" Replat No. 1, under Instrument No. 20190300;
- (aa) WoodCreek Reserve, FM 1463 Commercial Reserves South, Replat of Reserves "A2" & "A4", under Instrument No. 20210001;
- (bb) WoodCreek Reserve, FM 1463 Commercial Reserves North, under Instrument No. 20140261;

- (cc) Final Replat, WoodCreek Reserve, FM 1463 Commercial Reserve North, under Instrument No. 20170190;
- (dd) WoodCreek Reserve, FM 1463 Commercial Reserves North, Reserve "A" Replat, under Instrument No. 20180200;
- (ee) WoodCreek Reserve, FM 1463, Commercial Reserves South, Replat of Reserve "A1", under Instrument No. 20180226;
- (ff) WoodCreek Reserve, FM 1463, Commercial Reserves South, Reserve "A3", under Instrument No. 20190300;
- (gg) WoodCreek Reserve, FM 1463, Commercial Reserves South, Replat of Reserves "A2" and "A-4", under Instrument No. 20210001;
- (hh) WoodCreek Reserve "AB", under Instrument No. 20220200;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for WoodCreek Reserve, under Instrument No. 2003039332;
- (b) First Supplement to Declaration of Covenants, Condition and Restrictions for WoodCreek Reserve and Annexation of 34.037 Acres into WoodCreek Reserve, under Instrument No. 2005091023;
- (c) WoodCreek Reserve Community Association, Inc. Declaration of Neighborhood (Section 5) Assessment, under Instrument No. 2009033989;
- (d) Annexation Agreement for Sections Five, Six, Seven, and Eight WoodCreek Reserve Community Association, Inc., under Instrument No. 2011036235;
- (e) Annexation Agreement For WoodCreek Reserve Community Association, Inc., Sections Nine-A and Nine-B, under Instrument No. 2011079416;
- (f) Annexation Agreement for WoodCreek Reserve Community Association, Inc. Commercial Reserve FM 1463, under Instrument No. 2012014447;
- (g) Annexation Agreement for WoodCreek Reserve Community Association, Inc. Commercial Reserve WCB No. 1, under Instrument No. 2012015227;
- (h) First Amendment to Declaration of Covenants, Conditions, and Restrictions for WoodCreek Reserve, under Instrument No. 2016105092;

- (i) Annexation Agreement for Woodcreek Reserve Community Association, Inc. Section Ten, under Instrument No. 2013050063;
- (j) Annexation Agreement For WoodCreek Reserve Community Association, Inc., under Instrument No. 2014023135;

(5) the name and mailing address of the Association is:

- (a) WoodCreek Reserve Community Association, Inc., c/o Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Crest Management Company, AAMC, 17171 Park Row, Suite 310, Houston, Texas 77084;
- (b) (281) 579-0761;
- (c) info@crest-management.com;

(7) The Association's website address is:

<https://www.crest-management.com/Communities/Woodcreek-Reserve-Community-Association>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee: \$375.00;
- (b) Resale Certificate Update:
 - a. no charge within 30 days of original,
 - b. within 30-180 days of original: \$75.00,
 - c. (a new Resale Certificate must be purchased after 180 days);
- (c) Certified Statement of Account (Transfer Fee): \$295.00;
- (d) Refinance Statement of Account: \$75.00;
- (e) RUSH FEE: \$100.00
(for documents that need to be provided in less than 3 business days);

- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 28 DAY OF February, 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM
on behalf of Crest Management Company, AAMC,
Managing Agent for WoodCreek Reserve Community Association, Inc.

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BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for WoodCreek Reserve Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 28th day of February, 2023.

Barbara J. Puckett
Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024

