



MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: Chimneystone Planned Community Development, Sections One, Two and Three
2. The name of the Association is CHIMNEYSTONE PLANNED COMMUNITY HOMEOWNERS ASSOCIATION a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

Section One – Volume 24, Page 7 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Section Two – Volume 27, Page 3 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Section Three – Volume 30, Page 3 of the Map Records
of Fort Bend County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

Section One - Declaration

County Clerk's File No 80006999 of the Official Property Records
of Fort Bend County, Texas

First Amendment to Declaration

County Clerk's File No 81054510 of the Real Property Records
of Fort Bend County, Texas

Section Two - Declaration

County Clerk's File No 81072721 of the Official Property Records
of Fort Bend County, Texas

Section Three - Declaration

County Clerk's File No 820028240 of the Official Property Records
of Fort Bend County, Texas

5. The mailing address of the Association is:

CHIMNEYSTONE PLANNED COMMUNITY HOMEOWNERS ASSOCIATION
c/o Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

Phone Number: 713-772-4420
Facsimile Number: 713-772-8655
Email Address: general@cmctx.com
Web Page: www.cmctx.com

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- www.cmctx.com
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Cost due for the transfer of ownership:


A certificate of compliance must be obtained before a resale certificate of payoff statement can be provided to the tile company:

\$125.00	Certificate of Compliance Inspection – 5 days
\$225.00	Certificate of Compliance Inspection – 1 day
\$ 50.00	Reinspection for Compliance – within 30 days of original inspection
\$225.00	Reinspection for Compliance – optional RUSH fee
\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing

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Dated this 27th day of January, 2025

CHIMNEYSTONE PLANNED COMMUNITY HOMEOWNERS ASSOCIATION
a Texas Non-Profit Corporation

By: 

Jamie Taylor, Manager for Creative Management Company
as Managing Agent for CHIMNEYSTONE PLANNED COMMUNITY HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of CHIMNEYSTONE PLANNED COMMUNITY HOMEOWNERS ASSOCIATION, a Texas Non-Profit Corporation, of behalf of such corporation.




Notary Public in and for State of Texas

After recording return to:

Creative Management Company
8323 Southwest Freeway, Suite 330
Houston, TX 77074