

CLEARWOOD CROSSING HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Clearwood Crossing Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Clearwood Crossing.

Name of the Association: Clearwood Crossing Homeowners Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Clearwood Crossing, Section One (1), recorded under Volume 533100, along with any supplements or replats thereof;
- (b) Clearwood Crossing, Section Two (2), recorded under Volume 556160, along with any supplements or replats thereof;
- (c) Clearwood Crossing, Section Three (3), recorded under Volume 577219, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Clearwood Crossing, Section One (1), under Harris County Clerk's File No. W871152, along with any amendments or supplements thereto;
- (b) First Supplemental Declaration Providing for Annexation Clearwood Crossing, Section Two (2) into the Clearwood Crossing Homeowners Association, Inc., under Clerk's File No. X688019;
- (c) Second Supplemental Declaration Providing for Annexation Clearwood Crossing, Section Three (3) into the Clearwood Crossing Homeowners Association, Inc., under Clerk's File No. Y580188;
- (d) Notice of Recording of Articles of Incorporation for Clearwood Crossing Homeowners Association, Inc., under Clerk's File No. W871150;
- (e) ByLaws of Clearwood Crossing Homeowners Association, Inc., under Clerk's File No. W 871148;
- (f) Amendment to the ByLaws of Clearwood Crossing Homeowners Association, Inc. (Reducing Quorum Requirement), under Clerk's File No. 20130276290;
- (g) Amendment to the ByLaws of Clearwood Crossing Homeowners Association, Inc., under Clerk's File No. RP-2019-451510;
- (h) Clearwood Crossing Homeowners Association Resolution Regarding Covenants Compliance Inspection, under Clerk's File No. 20090379965;
- (i) Clearwood Crossing Homeowners Association, Inc. Resolution Establishing a Fine Schedule and Policy, under Clerk's File No. 20100056891;
- (j) Clearwood Crossing Homeowners Association, Inc. Records Retention Policy, under Clerk's File No. 20120012051;
- (k) Clearwood Crossing Homeowners Association, Inc. Payment Plan Policy, under Clerk's File No. 20120012052;
- (l) Clearwood Crossing Homeowners Association, Inc. Books and Records Production Policy, under Clerk's File No. 20120012053;

- (m) Clearwood Crossing Homeowners Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk’s File No. 20120012054;
- (n) Clearwood Crossing Homeowners Association, Inc. Assessment Collection Policy, under Clerk’s File No. 20140128215.

Name and Mailing Address for Association

Clearwood Crossing Homeowners Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.townsq.io

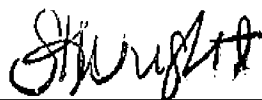
Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner’s Account in the Association’s Records: \$45.00
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

RP-2022-42863

Executed on this the 7th day of January, 2022

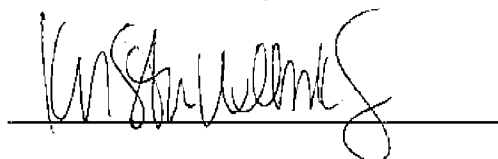
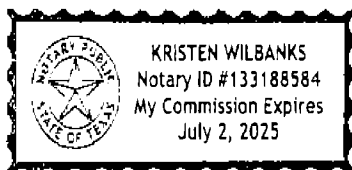
Clearwood Crossing Homeowners Association, Inc., acting by and through its managing agent, Principal Management Group of Houston



Surina Wright, Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright, Vice President with Principal Management Group of Houston, the managing agent for Clearwood Crossing Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

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Pages 4
01/25/2022 10:30 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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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