RP-2024-461099
12/11/2024 ER $37.00

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE *for* PROPERTY OWNERS ASSOCIATION OF LANTANA

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Property Owners Association of Lantana, a non-profit corporation ("Association") 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 Subdivision: The name of the subdivision is Lantana.

2. Name of Association: The name of the Association is Property Owners Association of Lantana.

3. Recording Data for the Subdivision:

   a. Lantana, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 687449 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

   b. Lantana, Section One (1), Partial Replat No. One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 689453 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

   c. Lantana Heights Drive Street Dedication, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 687452 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

   d. Lantana, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 689059 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

   e. Lantana, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 689674 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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f. Lantana, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 690487 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

g. Lantana, Section Four (4), Partial Replat No. One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 693025 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

h. Lantana, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 691921 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

i. Lantana, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 691925 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

j. Lantana, Section Six (6), Amending Plat No. One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 694475 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

k. Lantana, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 693578 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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4. Recording Data for the Declaration:*

a. Documents:

(1) Declaration of Covenants, Conditions and Restrictions for Lantana.
(2) Supplemental Declaration of Covenants, Conditions and Restrictions for Lantana (Annexation - Sections 2 and 3).
(3) Supplemental Declaration of Covenants, Conditions and Restrictions for Lantana (Annexation - Section 4).
(4) Supplemental Declaration of Covenants, Conditions and Restrictions for Lantana (Annexation - Sections 5 and 6).
(5) Supplemental Declaration of Covenants, Conditions and Restrictions for Lantana (Annexation - Section 7).

b. Recording Information:

(1) Harris County Clerk's File No. RP-2019-137951.
(2) Harris County Clerk's File No. RP-2019-550316.
(3) Harris County Clerk's File No. RP-2020-193691.
(4) Harris County Clerk's File No. RP-2020-365900.
(5) Harris County Clerk's File No. RP-2021-508671.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Property Owners Association of Lantana 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	$ 375.00
Resale Certificate Update	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 (See Article X, Section 4B of the Declaration)	Each Owner of a Lot other than Declarant or a Builder, at the time it purchases a Lot, shall be obligated to pay to the Association a Capitalization Fee equal to 50% of the then-current Annual Assessment, at the time of sale. The Capitalization Fee for 2024 is $258.50. Some exemptions apply.

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	For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 9th day of December, 2024.

PROPERTY OWNERS ASSOCIATION OF LANTANA

By: Crest Management Company, Managing Agent

Carolyn Bonds, PCAM/Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of 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 §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 9th day of December 2024 personally appeared Carolyn Bonds, PCAM/Agent for Crest Management Company, Managing Agent for Property Owners Association of Lantana, 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.

BARBARA J. PUCKETT
My Notary ID # 5647197
Expires November 17, 2025

Barbara J. Puckett
Notary Public in and for the State of Texas

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e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $37.00

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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.

COUNTY CLERK
HARRIS COUNTY, TEXAS