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Laura Richard, County Clerk
Fort Bend County Texas
Pages: 2 Fee: $ 20.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

GRAND TRAILS HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

GRAND TRAILS HOMEOWNERS 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 Grand Trails, Section One;

(2) the name of the Association is Grand Trails Homeowners Association, Inc.

(3) the subdivision is recorded in the Plat Records of Fort Bend County, Texas, as follows:

(a) Grand Trails, Section One, under Clerk's File No. 20210067;

(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 Grand Trails, recorded under Clerk's File No. 2021015793;

(b) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Grand Trails, recorded under Clerk's File No. 2023007864;

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

(a) Grand Trails Homeowners Association, Inc. c/o Crest Management Company, 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, 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/Grand-Trails-Homeowners-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 1 DAY OF March, 2023.

By: _____, Carolyn Bonds, PCAM
on behalf of Crest Management Company, AAMC,
Managing Agent for Grand Trails Homeowners Association, Inc.

STATE OF TEXAS §
§
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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 Grand Trails Homeowners 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 1st day of March, 2023.

_____
Notary Public, State of Texas

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

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