



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
PLANTATION PLACE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
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COUNTY OF FORT BEND §

PLANTATION PLACE 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 Plantation Place.
- (2) The name of the association is Plantation Place Homeowners Association, Inc.
- (3) The subdivision is recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Plantation Place, under Instrument No. 1174632.
- (4) The Declarations for the Association are recorded in the Real Property Records of Fort Bend County, Texas, along with any amendments, supplements and annexations thereto, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Plantation Place, recorded in the Real Property Records of Fort Bend County, Texas, under Instrument No. 9003119.
- (5) The name and mailing address of the Association is Plantation Place Homeowners Association, Inc., c/o Crest Management Company, 17171 Park Row, Ste. 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;
 - (b) 17171 Park Row, Ste. 310, Houston, Texas 77084;
 - (c) (281) 579-0761;
 - (d) info@crest-management.com
- (7) The website address of the Association is:

<https://www.crest-management.com/Communities/Plantation-Place-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 27 DAY OF February 2023.

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

STATE OF TEXAS

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COUNTY OF HARRIS

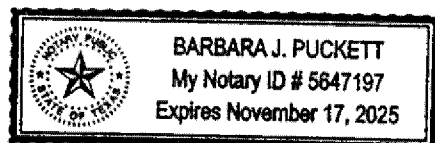
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BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Plantation Place Homeowners Association, Inc., and acknowledged to me that they executed the same for the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

Given under my hand and seal of office this the 27th 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



**NOTICE OF ADDITION OF LAND
PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
PRESERVE AT MEDINA RIVER**

(Annexation of Preserve at Medina River, Unit 8)

STATE OF TEXAS §
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COUNTY OF BEXAR §

This Notice of Addition of Land (the "Notice") is made on the date of execution hereof, by PDC PRESERVE AT MEDINA RIVER, LTD., a Texas limited partnership, as "Declarant", under the terms of the Declaration of Covenants, Conditions and Restrictions, is recorded in the Real Property Records of Bexar County, Texas, under Clerk's File No. 20170167899, along with any amendments and supplements thereto (the "Declaration").

The terms of this Notice shall be construed as a part of the terms of the Declaration in all respects. *Words capitalized but not otherwise defined herein shall have the definitions ascribed thereto in the Declaration.*

RECITALS:

WHEREAS, **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership (hereinafter referred to as "Continental"), is the owner of the following described real property:

Preserve at Medina Unit 8, an addition in Bexar County, Texas, according to the map or plat thereof, recorded in the Plat Records of Bexar County, Texas, under Plat Volume 20002, Page 2347, and under Document No. 20220241588, along with any subsequent amendments and replats thereto (the "Additional Land"); and

WHEREAS, Section 11.03 of the Declaration, authorizes the Declarant to add additional property subject to the terms and conditions of the Declaration, by the filing of a *Notice of Addition of Land*; and

WHEREAS, Declarant and Continental desire to subject the Additional Land to the terms, covenants, conditions, restrictions and obligations of the Declaration, which shall run with and be binding upon the Additional Property; and

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained and for other good and valuable consideration, the parties, intending to be legally bound, do hereby agree as follows:

1. The Recitals set forth above are true and correct and are made a part hereof for all purposes.

2. Declarant and Continental hereby subject the Additional Property to the covenants, conditions and restrictions of the Declaration, which shall run with the Additional Property.
3. The Additional Property shall be considered Property for purposes of the Declaration, and all of the terms, covenants, conditions, restrictions and obligations of the Declaration shall apply to, be binding upon and run with the Additional Property.

EXECUTED to be effective on the date this instrument is recorded.

DECLARANT:

PDC PRESERVE AT MEDINA RIVER, LTD.,
a Texas limited partnership

By: PDC Preserve at Medina River GP, LLC
a Texas limited liability company,
its General Partner

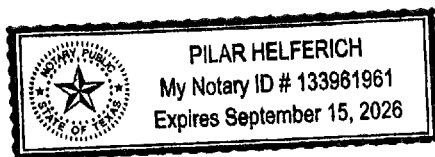
By: 
Marcus Moreno, Manager

STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me on this 13 day of February, 2023, by Marcus Moreno, Manager of PDC Preserve at Medina River GP, LLC, a Texas limited liability company, the General Partner of PDC Preserve at Medina River, Ltd., a Texas limited partnership on behalf of such limited partnership.




Notary Public, State of Texas

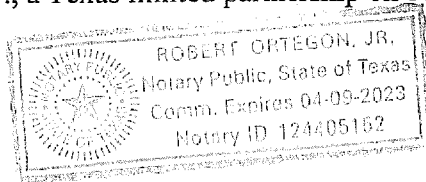
CONTINENTAL:

CONTINENTAL HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: Leslie Ostrand
Print Name: Leslie Ostrand
Title: Assistant Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

This instrument was acknowledged before me on this 16 day of February,
~~2023~~, by Leslie Ostrand, the Assistant Secretary of Continental Homes of
Texas, L.P., a Texas limited partnership on behalf of such limited partnership.



Robert Ortega, Jr.
Notary Public, State of Texas

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230036283
Recorded Date: March 03, 2023
Recorded Time: 10:25 AM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/3/2023 10:25 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk