

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
WESTFIELD RANCH COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WESTFIELD RANCH COMMUNITY 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 Westfield Ranch;
- (2) the name of the Association is Westfield Ranch Community Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Harris County, Texas, as follows:
 - (a) Westfield Ranch, Section 1, under Clerk's File No. RP-2016-153832;
 - (b) Westfield Ranch, Section 2, under Clerk's File No. RP-2017-426910;
 - (c) Westfield Ranch, Section 3, under Clerk's File No. RP-2017-467545;
 - (d) Westfield Ranch, Section 4, under Clerk's File No. RP-2018-226526;
 - (e) Westfield Ranch, Section 5, under Clerk's File No. RP-2020-67034;
 - (f) Westfield Ranch, Section 6, under Clerk's File No. RP-2020-67035;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions of Westfield Ranch, Section One, under Clerk's File No. RP-2016-551312;
 - (b) Declaration of Covenants, Conditions and Restrictions of Westfield Ranch, Section Two, under Clerk's File No. RP-2018-151961;
 - (c) Annexation Agreement, Westfield Ranch, Section Two, under Clerk's File No. RP-2018-151960;
 - (d) Declaration of Covenants, Conditions and Restrictions of Westfield Ranch, Section Three, under Clerk's File No. RP-2018-150704;
 - (e) Annexation Agreement, Westfield Ranch, Section Three, under Clerk's File No. RP-2018-150706;

RP-2021-474168

- (f) Declaration of Covenants, Conditions and Restrictions of Westfield Ranch, Section Four, under Clerk's File No. RP-2018-483622;
- (g) Annexation Agreement, Westfield Ranch, Section Four, under Clerk's File No. RP-2018-483621;
- (h) Declaration of Covenants, Conditions and Restrictions of Westfield Ranch, Section Five, under Clerk's File No. RP-2020-199697;
- (5) the name and mailing address of the Association is:
- (a) Westfield Ranch Community 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/Westfield-Ranch-Community-Association>
- The documents referenced herein as well as other relevant community documents are available through the Association's website.
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- (a) Resale Certificate Fee - \$225.00;
- (b) RUSH fee for Resale Certificate - \$50.00
(when needed in less than the time allowed by Texas Property Code Chapter 207);
- (c) Certified Statement of Account - \$215.00;
- (d) Refinance Statement - \$75.00;

(e) Updated Resale Certificate 30-180 days of original - \$75.00 (a new Resale Certificate must be purchased after 180 days);

(f) Capitalization Fee (due at closing) - \$300.00;

(g) Capitalization Fee Due at Closing - \$300.00;

(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 9 DAY OF August, 2021.

By: Carolyn Bonds, on behalf of
Crest Management Company, AAMC., Managing Agent for
Westfield Ranch Community Association, Inc.

Carolyn Bonds
Print Name

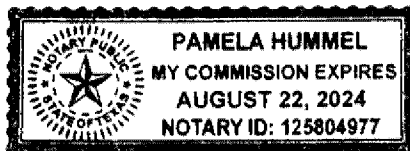
STATE OF TEXAS §
§
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BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, of Crest Management Company, AAMC Managing Agent for Westfield Ranch Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 10th day of August, 2021.

Pamela Hummel
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



RP-2021-474168

RP-2021-474168
Pages 4
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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.




COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-474168