

**CARLTON WOODS CREEKSIDE ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Carlton Woods Creekside 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:** Carlton Woods Creekside.

**Name of the Association:** Carlton Woods Creekside Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records of Harris County, Texas, along with any Amending Plats or Replats thereto, as follows:

- (a) Carlton Woods Creekside, Section One (1), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. X697326, Real Property Records of Harris County, Texas;
- (b) Carlton Woods Creekside, Section Two (2), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. X697333, Real Property Records of Harris County, Texas;
- (c) Carlton Woods Creekside, Section Three (3), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. X697350, Real Property Records of Harris County, Texas;
- (d) Carlton Woods Creekside, Section Four (4), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2007-0297132, Real Property Records of Harris County, Texas;
- (e) Carlton Woods Creekside, Section Five (5), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. X697417, Real Property Records of Harris County, Texas;
- (f) Carlton Woods Creekside, Section Six (6), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. X697443, Real Property Records of Harris County, Texas;
- (g) Carlton Woods Creekside, Section Seven (7), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2007-0641732, Real Property Records of Harris County, Texas;
- (h) Carlton Woods Creekside, Section Eight (8), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. Z240224, Real Property Records of Harris County, Texas;
- (i) Carlton Woods Creekside, Section Nine (9), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File Nos. 2007-0046613 and 2009-0372970, including the Extension of Lot 16, Block 1, Section 9, as described in Clerk's File No. 2014-0308677, Real Property Records of Harris County, Texas;
- (j) Carlton Woods Creekside, Section Ten (10), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2007-0297153, Real Property Records of Harris County, Texas;
- (k) Carlton Woods Creekside, Section Eleven (11), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2007-0297155, Real Property Records of Harris County, Texas;
- (l) Carlton Woods Creekside, Cindy Ann Way Street Dedication Plat, a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2007-0046399, Real Property Records of Harris County, Texas;
- (m) Carlton Woods Creekside, Fazio Clubhouse, a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2007-0700255, Real Property Records of Harris County, Texas;

RP-2022-42845

- (n) Carlton Woods Creekside, Fazio Way Street Dedication Plat, a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. X697456, Real Property Records of Harris County, Texas;
- (o) Carlton Woods Creekside, Section Twelve (12), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2010-0243267, Real Property Records of Harris County, Texas;
- (p) Carlton Woods Creekside, Section Thirteen (13), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2012-0206943, Real Property Records of Harris County, Texas;
- (q) Carlton Woods Creekside, Section Fourteen (14), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2014-0362134, Real Property Records of Harris County, Texas;
- (r) Carlton Woods Creekside, Section Fifteen (15), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2015-0203866, Real Property Records of Harris County, Texas;
- (s) Carlton Woods Creekside, Section Sixteen (16), a Subdivision in Harris County, Texas according to the map or plat thereof and recorded under Clerk's File No. 2014-0384478, Real Property Records of Harris County, Texas.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. X647128;
- (b) Restrictions, under Clerk's File No. X647130;
- (c) Amendment, under Clerk's File No. 2007-0315199;
- (d) Amendment, under Clerk's File No. 2007-0315205;
- (e) Annexation, under Clerk's File No. Y783556;
- (f) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. 2007-0107994;
- (g) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. 2007-0107993;
- (h) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. 2007-0107995;
- (i) Golf Maintenance Fee Declaration, under Clerk's File No. 2009-059877 and 20090159877;
- (j) Instrument, under Clerk's File No. Z270942;
- (k) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. 2010-0261425;
- (l) Policy Resolution: Motorized Vehicle Rules, under Clerk's File No. 2010-0321658;
- (m) Policy Resolution: Combined Units, under Clerk's File No. 2011-0038109;
- (n) Design Standards, under Clerk's File No. 2011-0519289;
- (o) Articles of Incorporation, ByLaws, Collection and Payment Plan Policy, Document Retention Policy, Records Production and Copying Policy, Flag Display Guidelines, Rainwater Harvesting System Guidelines, Shingle Criteria, and Solar Energy Devices Guidelines, under Clerk's File No. 2012-0002501;
- (p) Annexation, under Clerk's File No. 2012-0280112;
- (q) Addendum to Design Standards, Plan Review and Inspections, under Clerk's File No. 2012-0286735;
- (r) Policy Resolution for Removal of Diseased, Dying and Dead Trees from Lots, under Clerk's File No. 2012-0422512;

- (s) Addendum to Design Standards: Protection of Natural Vegetation and Landscape Zones, under Clerk's File No. 2012-0496671;
- (t) Design Committee Application Forms, Addendum to Design Standards RE: windows, shutters & doors, Addendum to Design Standards RE: walls & fences, under Clerk's File No. 2013-0534655;
- (u) Park Rules, Tennis Court Rules, Election Policy Rules and Regulations, under Clerk's File No. 2013-0561719;
- (v) Design Committee Application Forms, Additional Forms, under Clerk's File No. 2014-024424;
- (w) Policy Resolution: Combined Units, under Clerk's File No. 2014-0296904;
- (x) Carlton Woods Creekside Neighborhood Criteria (Section 14), under Clerk's File No. 2014-0476990;
- (y) Carlton Woods Creekside Neighborhood Criteria (Section 16), under Clerk's File No. 2014-0483681;
- (z) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. 2014-0308677
- (aa) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. 2013-0333581;
- (bb) Design Committee Application Form, under Clerk's File No. 20140112884;
- (cc) Annexation under Clerk's File No. 2014-0437348
- (dd) Annexation under Clerk's File No. 2014-0412205;
- (ee) Annexation under Clerk's File No. 2015-0078611;
- (ff) Updated Policy Resolution: Combined Units, under Clerk's File No. 2015-0195065;
- (gg) Meeting Minutes, creating addendum to Design Standards, under Clerk's File No. 2015-0226444;
- (hh) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. 20150282037;
- (ii) First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. 20150403838;
- (jj) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. RP-2016-114557;
- (kk) Board Resolution RE: Approval for Foreclosure Actions and Enforcement Actions, under Clerk's File No. RP-2016-99152;
- (ll) Carlton Woods Creekside Association Pond Use Rules, Confidentiality Agreement for Carlton Woods Creekside Association Committee Members, and Carlton Woods Creekside Association Functions and Responsibilities of Advisory Committees, under Clerk's File No. RP-2016-266834;
- (mm) Carlton Woods Creekside Association, Inc. Policy Resolution: Community Access for Real Estate Agents, under Clerk's File No. RP-2016-418297;
- (nn) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Carlton Woods Creekside, under Clerk's File No. RP-2017-169345;
- (oo) Amendment to the ByLaws for Carlton Woods Creekside Association, Inc., under Clerk's File No. RP-2018-228734;
- (pp) First Amendment to the Carlton Woods Creekside Design Standards, under Clerk's File No. RP-2018-430118 and RP-2018-433981;
- (qq) Carlton Woods Creekside Assessment Collection Policy, under Clerk's File No. RP-2018-531563;
- (rr) Policy Regarding Noise and Nuisance Violations for Carlton Woods Creekside Association, Inc., under Clerk's File No. RP-2019-458135;
- (ss) Resolution Regarding Covenant Compliance Inspections for Carlton Woods Creekside Association, under Clerk's File No. 2020-197959.

**Name and Mailing Address for Association**

Carlton Woods Creekside Association, Inc.  
 c/o Principal Management Group of Houston  
 11000 Corporate Centre Drive, Suite 150  
 Houston, Texas 77041

RP-2022-42845

**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](mailto:webmaster@pmghouston.com)

**Website Address of the Association**

[www.townsq.io](http://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  
Association Transfer Fee upon each transfer of title in an amount equal to 1/6<sup>th</sup> of the Current Annual Base Assessment

Executed on this the 7<sup>th</sup> day of January, 2022

Carlton Woods Creekside Association, Inc., acting by and through  
its managing agent, Principal Management Group of Houston

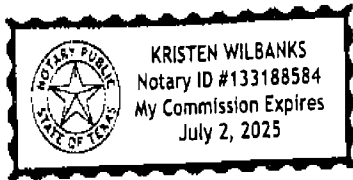


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Surina Wright, Vice President

STATE OF TEXAS      §  
                                 § COUNTY OF  
HARRIS      §

RP-2022-42845

This instrument was acknowledged before me on the 17 day of January, 2022 by Surina Wright, Vice President with Principal Management Group of Houston, the managing agent for Carlton Woods Creekside Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



A handwritten signature in black ink, appearing to read "Kristen Wilbanks", written over a solid horizontal line.

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

RP-2022-42845

RP-2022-42845  
# Pages 6  
01/25/2022 10:29 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

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

RP-2022-42845