

**KATY MANOR RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent of Katy Manor Residential Community, Inc., a non-profit corporation 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 Katy Manor.
2. Name of Association: The name of the Association is Katy Manor Residential Community, Inc.
3. Recording Data for the Subdivision:
  - a. Katy Manor Section 1 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2016-256406;
  - b. Katy Manor Section 2 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2016-256407;
  - c. Katy Manor Section 2 Amending Plat No. 1 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2017-537014;
  - d. Katy Manor Section 3 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2016-256408;
  - e. Katy Manor Section 4 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2016-460003;
  - f. Katy Manor Section 5 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2017-262977;
  - g. Katy Manor Section 6 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2017-503870;
  - h. Katy Manor Section 1 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2017-503871;

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- i. Katy Manor Section 1 is recorded in the Maps and Plat Records of Harris County, Texas, under File No. RP-2017-503872.

4. Recording Data for the Declaration:

- a. Declaration of Covenants, Conditions and Restrictions for Katy Manor, recorded in the Real Property Records of Harris County, Texas under File No. RP-2016-448961.

5. Association Information: The contact information and website for the Association is as follows:

Katy Manor Residential Community, Inc.  
c/o: Crest Management Company, AAMC  
17171 Park Row, Suite 310  
Houston, Texas 77084

Website: <https://www.crest-management.com/Communities/Katy-Manor-Residential-Community>

Telephone: (281) 579-0761

6. Designated Representative Information:

Crest Management Company, AAMC  
c/o: Carolyn Bonds  
17171 Park Row, Suite 310  
Houston, Texas 77084

Email: [info@crest-management.com](mailto:info@crest-management.com)

Telephone: (281) 579-0761

7. Fees Related to Property Transfer:

|                                 |                                                                      |
|---------------------------------|----------------------------------------------------------------------|
| Transfer Fee:                   | \$295.00                                                             |
| Resale Certificate Fee:         | \$375.00                                                             |
| Resale Certificate Update:      |                                                                      |
| 30 days                         | \$0.00                                                               |
| 180 days                        | \$75.00                                                              |
| Refinance Statement of Account: | \$75.00                                                              |
| Rush Fee:                       | \$100.00                                                             |
| Capitalization Fee:             | Due at closing and is equal to the current year's annual assessment. |

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8. Optional Information: None.

Executed this the 10<sup>th</sup> day of September, 2026.

**KATY MANOR RESIDENTIAL  
COMMUNITY, INC.**

By: Carolyn Bonds

Name: CAROLYN BONDS

Position: CEO-Cust  
Agent for Katy Manor

THE STATE OF TEXAS §

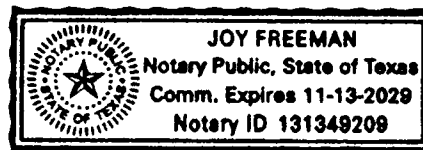
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COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 10 day of September, 2026, by Carolyn Bonds, Managing Agent for Katy Manor Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in the capacity therein expressed.

[Signature]

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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# Pages 4  
09/11/2026 07:21 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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

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