

**HOME OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
CRIPPLE CREEK FARMS NORTH CIVIC CLUB, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

The undersigned, being an Officer of Cripple Creek Farms North Civic Club, Inc (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Cripple Creek Farms North ("Subdivision Development")
2. The name of the Association is Cripple Creek Farms North Civic Club, Inc a Texas Non-profit Organization. ("Association")
3. The subdivision is an unrecorded subdivision partly in the Leander Wescott Survey, Abstract No. 615 and in the Robin George Survey, Abstract No. 470 in Montgomery County, Texas
4. The following documents are recorded with the Texas Secretary of State regarding Cripple Creek Farms North Civic Club, Inc.
  - a. Articles of Incorporation (filed March 20, 1973)
  - b. Registered Agent (filed March 6, 2019 File# 32174001)
5. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas as follows:
  - a. Original Declaration of Covenants, Conditions and Restrictions for Cripple Creek Farms North Civic Club, recorded at Document No. 206951 on August 16, 1967
  - b. Amended Declaration of Covenants, Conditions and Restrictions for Cripple Creek Farms North Civic Club, recorded at Document No. 8736057 on August 10, 1987
  - c. Affidavit to correct filing of Amended Declaration of Covenants and Restrictions for Cripple Creek Farms North Civic Club, recorded at Document No. 2003145792 on December 1, 2003
  - d. Second Amended Declaration of Covenants, Conditions and Restrictions for Cripple Creek Farms North Civic Club, recorded at Document No. 20 8118277 on December 13, 2008
  - e. Affidavit for Deed Restrictions and Nonprofit for Cripple Creek Farms North Civic Club, recorded at Document No. 7729486 on August 24, 1977

- f. Second Amended ByLaws of Cripple Creek Farms North Civic Club Inc recorded at Document No. 2007018132 on February 15, 2007
  - g. Notice of Easement recorded at Document No. 7629682 on October 7, 1976
  - h. Notice of Easement recorded at Document No. 210137 on November 7, 1967
  - i. Notice of Easement recorded at Document No. 210138 on November 7, 1967
  - j. Notice of Easement recorded at Document No. 265073 on June 15, 1971
  - k. Notice of Easement recorded at Document No. 229367 on March 24, 1969
  - l. Notice of Easement recorded at Document No. 274409 on November 2, 1971
  - m. Notice of Easement recorded at Document No. 235632 on August 27, 1969
6. The Association is managed by its Board of Directors, whose mailing address is:  
Cripple Creek Farms North Civic Club, Inc , P O Box 662 , Pinehurst, TX 77362
7. The name, mailing address, telephone number and email address of the Association's Designated Representative is:  
Mary Pennington, P O Box 662, Pinehurst, TX 77362  
281-435-4715 , [cripplecreekmgmt@gmail.com](mailto:cripplecreekmgmt@gmail.com)
8. The Association's website address is [www.ccfncc.com](http://www.ccfncc.com)
9. The following fees are charged by the Association relating to a property transfer in the subdivision:
- a. Transfer fee \$200 per lot for the first lot in a transaction and \$100 each for any additional lots being transfered in the same transaction

