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Laura Richard, County Clerk
Fort Bend County Texas
Pages: 3 Fee: $ 24.00

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LEXINGTON GROVE TOWNHOME ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Lexington Grove Townhome Association, Inc., a non-profit corporation ("Association") 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 Lexington Grove.

2. Name of Association: The name of the Association is Lexington Grove Townhome Association, Inc.

3. Recording Data for the Subdivision:

    a. Lexington Grove Replat No. 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Plat File No. 20070268 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

    a. Documents:

        (1) Declaration of Covenants, Conditions, Restrictions and Easements for Lexington Grove Fort Bend County, Texas.

    b. Recording Information:

        (1) Fort Bend County Clerk's File No. 2007012063.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lexington Grove Townhome Association, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sterling ASI Conveyance Department. Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064. Phone No.: 832.678.4500. Email Address: servicedesk@sterlingasi.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.sterlingasi.net.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	$ 125.00
Transfer Fee	$ 220.00
Refinance Fee	$ 150.00
Capitalization Fee (See Section 9.9 of the Declaration)	Capitalization Fee is equal to two times the monthly General Assessment (as described in detail in the Declaration). The Capitalization Fee for 2021 is $290.00. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 3 day of February, 2022.

LEXINGTON GROVE TOWNHOME ASSOCIATION, INC.

By: Sterling Association Services, Inc., Managing Agent

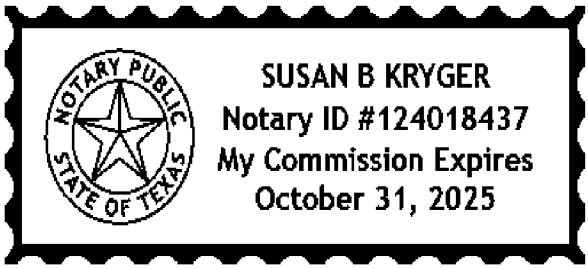
Kari Lemoine, Community Association Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

2022

BEFORE ME, the undersigned notary public, on this 3rd day of February, ~~2021~~ personally appeared Kari Lemoine, Commuity Association Manager for Sterling Association Services, Inc., Managing Agent for Lexington Grove Townhome Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas