

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
STONE CREEK RANCH COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

STONE CREEK 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 Stone Creek Ranch;
- (2) the name of the Association is Stone Creek Ranch Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:
 - (a) Stone Creek Ranch, Section One, under Clerk's File No. 20070741751;
 - (b) Stone Creek Ranch, Section Two, under Clerk's File No. 20070741752;
 - (c) Stone Creek Ranch, Section Three, under Clerk's File No. 20070741753;
 - (d) Stone Creek Ranch, Section Four, under Clerk's File No. 20140562085;
 - (e) Stone Creek Ranch, Section Five, under Clerk's File No. 20140562086;
 - (f) Stone Creek Ranch, Section Six, under Clerk's File No. 20150386729;
 - (g) Stone Creek Ranch, Section Eight, under Clerk's File No. RP-2016-153038;
 - (h) Stone Creek Ranch, Section Nine, under Clerk's File No. RP-2016-153039;
 - (i) Stone Creek Ranch, Section Nine, Replat No. 1, under Clerk's File No. RP-2018-260989;
 - (j) Stone Creek Ranch, Section Ten, under Clerk's File No. RP-2016-153040;
 - (k) Stone Creek Ranch, Section Ten, Replat No. 1, under Clerk's File No. RP-2017-435156;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Stone Creek Ranch Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 20120497762;
- (b) Amended and Restated Stone Creek Ranch Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 20120509954;
- (c) First Amendment to Amended and Restated Stone Creek Ranch Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 20150130178;
- (d) Second Amendment to Amended and Restated Stone Creek Ranch Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. RP-2017-498256;
- (e) Third Amendment to Amended and Restated Stone Creek Ranch Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. RP-2020-121642;
- (f) Supplemental Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 20150128105;
- (g) Second Supplemental Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. 20150522954;
- (h) Third Supplemental Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. RP-2016-373166;
- (i) Clarification Third Supplemental Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. RP-2018-432992;
- (j) Fourth Supplemental Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. RP-2017-468618;

(5) the name and mailing address of the Association is:

- (a) Stone Creek Ranch Community Association, Inc., c/o Sterling Association Services, Inc.-Corporate, 6842 North Sam Houston Pkwy West, Houston, Texas 77064;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Sterling Association Services, Inc.-Corporate, 6842 North Sam Houston Pkwy West, Houston, Texas 77064;

(b) (832) 678-4500;

(c) servicedesk@sterlingasi.com;

(7) The Association's website address is: www.sterlingasi.com;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$202.00;

(b) Transfer Fee - \$220.00;

(c) Payoff Statement of Accounts Fee - \$125.00;

(d) Refinance Statement of Accounts Fee - \$125.00;

(e) Capitalization Fee (applies only to sales from Homebuilder to Homeowner) – fifty percent (50%) of the total of the Regular Assessments in the applicable calendar year;

(f) One (1) business day Rush Fee - \$100.00;

(g) Three (3) business day Rush Fee - \$75.00;

(h) Five (5) business day Rush Fee - \$50.00;

(i) Existing Order Rush Fee (added in addition to other applicable Rush Fee) - \$25.00;

(j) Three (3) day Shipping Fee - \$45.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform 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 22nd DAY OF September, 2021.

By: [Signature], on behalf of
Sterling Association Services, Inc.-Corporate, Managing Agent for
Stone Creek Ranch Community Association, Inc.

Becky Salinas
Print Name

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared
Becky Salinas, of Sterling Association Services, Inc.-Corporate, Managing
Agent for Stone Creek 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 28th day of September, 2021.

[Signature]
Notary Public, State of Texas

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



RP-2021-564671
Pages 5
10/01/2021 09:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2021-564671