

**LAKES OF STERLING GATE HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Lakes of Sterling Gate Homeowners 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:** Lakes of Sterling Gate.

**Name of the Association:** Lakes of Sterling Gate Homeowners Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Lakes of Sterling Gate, recorded under Film Code No. 470026, along with any supplements or replats thereof;
- (b) Lakes of Sterling Gate Section Two (2), recorded under Film Code No. 540204, along with any supplements or replats thereof;
- (c) Lakes of Sterling Gate, Restricted Reserve "F" Replat, recorded under Film Code No. 541143, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions, Restrictions and Easements for Lakes of Sterling Gate, under Harris County Clerk's File No. U970364, along with any amendments or supplements thereto;
- (b) Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Lakes of Sterling Gate, under Clerk's File No. X111227;
- (c) Lakes of Sterling Gate Supplemental Declaration of Covenants, Conditions, Restrictions and Easements (Amendment), under Clerk's File No. 20140024471;
- (d) Certificate of Adoption of Priority of Payments and Alternative Payment Schedule Guidelines of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058253;
- (e) Certificate of Adoption of Document Retention Policy of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058254;
- (f) Certificate of Adoption of Records Production and Copying Policy of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058255;
- (g) Certificate of Adoption of Solar Energy Devices Guidelines of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058256;
- (h) Certificate of Adoption of Rainwater Harvesting System Guidelines of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058257;
- (i) Certificate of Adoption of Shingle Criteria of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058258;

- (j) Certificate of Adoption of United States, State of Texas and United States Armed Forces Flag Display Guidelines of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058259;
- (k) Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058260;
- (l) Certificate of Adoption of Adjacent Lot Use Guidelines of Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. 20140058261;
- (m) Lakes of Sterling Gate Supplemental Declaration of Covenants, Conditions, Restrictions and Easements (Amendment), under Clerk's File No. 20140206175;
- (n) Notice of Property Owners' Association Vote Regarding Annual Assessment Amounts for "Estate Lots" and for "Villa Lots" and Ratification of Second Supplement to Declaration, under Clerk's File No. 20150405907;
- (o) Certificate of Adoption of Measures to Effect Overnight Parking Compliance for Lakes of Sterling Gate Homeowners Association, Inc., under Clerk's File No. RP-2020-331232.

**Name and Mailing Address for Association**

Lakes of Sterling Gate Homeowners Association, Inc.  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**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.lakesofsterlinggatehoa.previewstownsquare.com](http://www.lakesofsterlinggatehoa.previewstownsquare.com)

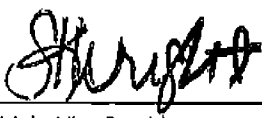
**Property Transfer Fee(s) Charged by the Association:**

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

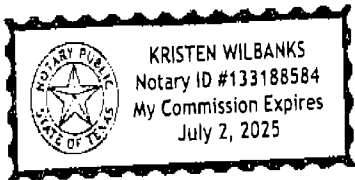
Executed on this the 7<sup>th</sup> day of January, 2022

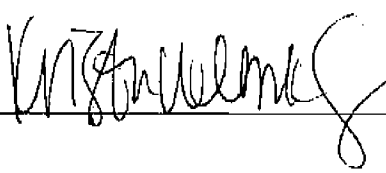
Lakes of Sterling Gate Homeowners Association, Inc., acting by and through its managing agent, Principal Management Group of Houston

  
\_\_\_\_\_  
Surina Wright Vice President

STATE OF TEXAS        §  
                                     § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Lakes of Sterling Gate Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



  
\_\_\_\_\_  
Notary Public, State of Texas

RP-2022-43155

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

RP-2022-43155

RP-2022-43155  
# Pages 5  
01/25/2022 11:12 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-2022-43155