

**MANAGEMENT CERTIFICATE
OF
STERLING MEADOWS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Sterling Meadows Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sterling Meadows.
2. The name of the association: Sterling Meadows Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Bell County, Texas, as described on Exhibit "A" attached to that certain Declaration of Covenants, Conditions and Restrictions for Sterling Meadows, recorded as Document No. 2023022535 in the Official Public Records of Bell County, Texas (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 attached hereto.
5. The name and mailing address of the association: Sterling Meadows Homeowners Association, Inc., c/o Colby Property Management, 205 Paloma Drive, Temple, Texas 76502.
6. The name, mailing address, telephone number, email address of the person managing the association:

Name: Colby Property Management
Mailing Address: 205 Paloma Drive
Temple, Texas 76502
Attn: Anita Atkins
Telephone Number: 254-760-0665
Email Address: anita@colbyhoa.com

7. Website to access the Association's dedicatory instruments:
<https://www.colbymanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Transfer Fee - \$175

Resale Certificate Fee - \$285

This Certificate is effective as of the date it is recorded in the Official Public Records of Bell County, Texas.

STERLING MEADOWS HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: [Signature]
Printed Name: Makaela Thomas
Title: HOA President

STATE OF TEXAS §
 §
COUNTY OF BELL §

This instrument was acknowledged before me on the 6 day of April, 2026, by MAKAELA THOMAS, the HOA PRESIDENT of STERLING MEADOWS HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
600 W. Fifth St., Ste. 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

**RECORDING INFORMATION
FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Sterling Meadows, recorded as Document No. 2023022535, Official Public Records of Bell County, Texas.
2. Sterling Meadows Community Manual, recorded as Document No. 2026016404, Official Public Records of Bell County, Texas.



Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2026016495

As

CERTIFICATE

Recorded On: April 07, 2026

Parties: STERLING MEADOWS HOMEOWNERS ASSOCIATION INC

To STERLING MEADOWS

Comment:

Billable Pages: 3

Number of Pages: 4

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$13.00
Total Fees:	\$18.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

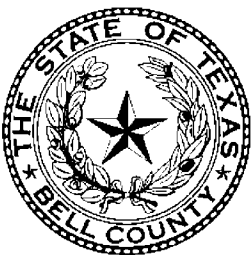
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2026016495
Receipt Number: 520385
Recorded Date/Time: 04/07/2026 9:26:07 AM
User / Station: fosterk - BCCCD0735

Record and Return To:

Winstead PC - Austin
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk