

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of August 19, 2024 by Community Association of Stillwater, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Stillwater has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Stillwater filed of record on or about January 8, 2016 (the "Declaration") and recorded at Document No. 2016001879 in the Real Property Records of Montgomery County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Stillwater.

WHEREAS, the Association was duly formed on October 12, 2015, as Community Association of Stillwater, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Stillwater.
2. Name of the Association. The name of the Association is the Community Association of Stillwater, Inc. and is located at Montgomery County, Texas. The mailing address for the Association is SBB Houston, 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Montgomery County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about January 8, 2016 (the "Declaration") recorded at Document No. 2016001879 in the Real Property Records of Montgomery County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

SBB Houston
13231 Champion Forest Drive, Suite 112
Houston, TX 77069

6. Manager of the Association. The telephone number for the manager of the Association is 972-960-2800 and the email address for the manager of the Association is c.jordan@sbbmanagement.com.

7. Website for the Association. The website for the Association is www.stillwatertx.org.

8. Resale Certificates: Resale Certificates may be requested by contacting SBB Management Company, LLC at 972-960-2800 or c.jordan@sbbmanagement.com. The cost of a Resale Certificate is \$375.00. The Builder Dues are as follows: a) Non-Gated- \$537.50, b) Gated- \$675.00, c) Cap Fee- \$2,000. The Homeowner Dues are as follows: a) Non-Gated- \$1,075.00, b) Gated- \$1,485.00, c) Cap Fee- \$2,000. The Transfer Fee is \$275.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

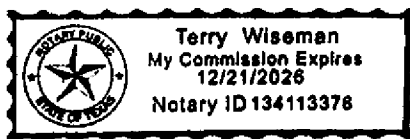
Community Association of Stillwater, Inc., a Texas non-profit corporation


By: 
Authorized Representative for
Community Association of Stillwater, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 19 day of August, 2024 by Vanessa Burch for Community Association of Stillwater, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

E-FILED FOR RECORD

08/19/2024 01:36PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

08/19/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas