

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
STILLWATER COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Stillwater Community Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Harris County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Stillwater Community Association, Inc. are as follows:

Subdivision Name
Stillwater on Lake Houston section 1
Stillwater on Lake Houston section 2
Stillwater on Lake Houston section 3
Stillwater on Lake Houston section 4
Stillwater on Lake Houston section 5

2. Name of the association.

Stillwater Community Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Harris County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Stillwater on Lake Houston Sec. 1	12/23/2013	20130636660
Stillwater on Lake Houston Sec. 2	08/19/2014	20140369737
Stillwater on Lake Houston Sec. 3	09/18/2015	20150426605
Stillwater on Lake Houston Sec. 4	08/27/2015	20150390656
Stillwater on Lake Houston Sec. 5	06/28/2018	RP-2018-290272

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Harris County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions, and Restrictions for Stillwater on Lake Houston	12/11/2014	20140553205
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Stillwater on Lake Houston	05/03/2016	RP-2016-185819
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Stillwater on Lake Houston Section Two	09/02/2015	20150401097
Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Stillwater on Lake Houston, Section Three	05/02/2016	RP-2016-182498
Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Stillwater on Lake Houston, Section Four	04/04/2016	RP-2016-137191
Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Stillwater on Lake Houston, Section Five	07/19/2018	RP-2018-324748

5. Name and mailing address for the association.

Stillwater Community Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$175	Collected at closing if the property actually transfers
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Required: package in compliance with Code

Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$100	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$100	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$240	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$75	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$150	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Capitalization Fee	\$1200	100% of the then current Annual Assessment Rate. Some exemptions apply. The Capitalization Fee for 2022 is \$1200.00. For future years, the Capitalization fee must be verified with the Association.

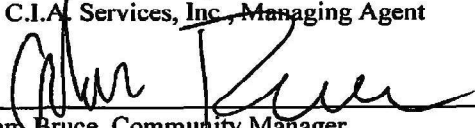
9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 4 day of April, 2022.

Stillwater Community Association, Inc.
By: C.I.A. Services, Inc., Managing Agent

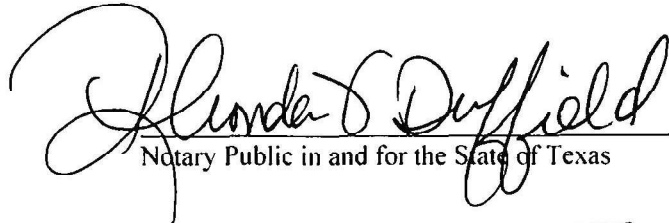

Adam Bruce, Community Manager

STATE OF TEXAS

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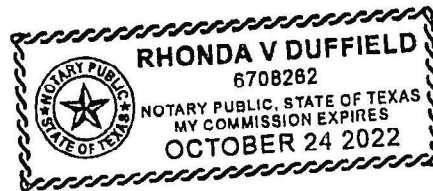
COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this 4 day of April, 2022 personally appeared Adam Bruce, Community Manager for C.I.A. Services, Inc., Managing Agent for Stillwater Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



RP-2022-179577
Pages 5
04/05/2022 11:08 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-2022-179577