

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §
COUNTY OF HARRIS §
COUNTY OF FORT BEND §

The undersigned, being the Manager of Shadow Creek Ranch Maintenance Association, a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Shadow Creek Ranch Maintenance Association:

1. Name of Subdivisions: Village of Biscayne Bay, Village of Reflection Bay, Village of Diamond Bay, and Village of Emerald Bay, all in Shadow Creek Ranch.

2. Name of Association: Shadow Creek Ranch Maintenance Association.

3. Recording Data for the Subdivision:

648.218 acres of land located in the William Morris Survey, Abstract 344, T.C.R.R. Co. Survey, Section 3, Abstract No. 678, T.C.R.R. Co. Survey, Section 4, Abstract No. 675 and H.T. & B.R.R. Co. Survey, Section 82, Abstract No. 565, all Brazoria County, Texas, as referenced in the recorded Declaration.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association recorded in the real property records of each of the following counties as follows:

Harris County Clerk's File No. V361959; re-recorded under V472436
Fort Bend County Clerk's File No. 2001095077; re-recorded under 2001111335
Brazoria County Clerk's File No. 01 042985; re-recorded under 01 051825

Supplemental Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. V829950
Fort Bend County Clerk's File No. 2002051975

Brazoria County Clerk's File No. 02 010779

Supplemental Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Harris County Clerk's File No. X534957
Fort Bend County Clerk's File No. 2004054723
Brazoria County Clerk's File No. 2004018022**

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Harris County Clerk's File No. 20070111492
Fort Bend County Clerk's File No. 2006158321
Brazoria County Clerk's File No. 2006072217**

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Harris County Clerk's File No. 20090000572
Fort Bend County Clerk's File No. 2009003857
Brazoria County Clerk's File No. 2008058725**

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Harris County Clerk's File No. 20090574625
Fort Bend County Clerk's File No. 2009132469
Brazoria County Clerk's File No. 2009056174**

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

**Harris County Clerk's File No. 20100550611
Fort Bend County Clerk's File No. 2011006523
Brazoria County Clerk's File No. 2010050787**

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Fort Bend County Clerk's File No. 2011065923
Brazoria County Clerk's File No. 2011026360

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20120119252
Fort Bend County Clerk's File No. 2012028878
Brazoria County Clerk's File No. 2012008062

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20130053988
Fort Bend County Clerk's File No. 2013014348
Brazoria County Clerk's File No. 20130053988

Supplemental Declaration of Covenants, Conditions and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Fort Bend County- Clerk's File No. 2014108051
Brazoria County- Clerk's File No. 2014054898

Supplemental and Second Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

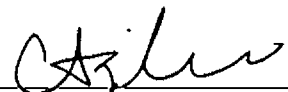
Harris County Clerk's File No. RP-2016-149295
Fort Bend County Clerk's File No. 2016036672
Brazoria County Clerk's File No. 2016016015

5. Name and Mailing Address of the Association is: Shadow Creek Ranch Maintenance Association, c/o FirstService Residential, 12234 Shadow Creek Pkwy., Bldg. 3, Ste 112, Pearland, TX 77584.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Shadow Creek Ranch Maintenance Association, c/o FirstService Residential, 12234 Shadow Creek Pkwy., Bldg. 3, Ste 112, Pearland, TX 77584.

7. Telephone Number to Contact the Association is: Shadow Creek Ranch Maintenance Association c/o FirstService Residential (713) 436-4563.
8. Email Address to Contact the Association: help@shadowcreekcranchhoa.com
9. The Association's website may be found at: <https://shadowcreekcranchhoa.com/>
10. Fees charged by the Association upon the sale or transfer of Property:
- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Updated Certificate: \$75.00.
 - c. Transfer Fee: \$340.00.
 - d. Cap Fee: \$400.00 (in addition to Village Cap Fee).
 - e. Conveyance Fee: charged by the Villages.
 - f. Builder Assessment: \$462.50 (levied *only* when a Builder owns the Property which is being sold).
 - g. Refinance Fee: \$100.00.
 - h. Welcome Disclosure Fee: \$26.50.

Executed on this the 1 day of December 2023.

SHADOW CREEK RANCH MAINTENANCE
ASSOCIATION

By: 
Courtney Aguilera, Manager and Agent

THE STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF Montgomery

BEFORE ME, the undersigned notary public, on this the 1st day of December 2023 personally appeared Courtney Aguilera, Manager and Agent of Shadow Creek Ranch Maintenance Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2023-462095
Pages 6
12/08/2023 08:08 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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-2023-462095