

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**SUNCREEK RANCH PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZORIA         §

SUNCREEK RANCH PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Suncreek Ranch, Section 1, 2, 3, and 4;
- (2) the name of the Association is Suncreek Ranch Property Owners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Brazoria County, Texas, as follows:
  - (a) Suncreek Ranch, Section One, under Cabinet 21, Sheet 361;
  - (b) Suncreek Ranch, Section Two, under Cabinet Q, Sheet 86;
  - (c) Suncreek Ranch, Section Three, under Cabinet 23, Sheet 1;
  - (d) Suncreek Ranch, Section Four, under Cabinet 23, Sheet 47;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
  - (a) Suncreek Ranch, Section One, Declaration of Covenants, Conditions, and Restrictions, under document number 01-017120;
  - (b) Suncreek Ranch, Section Two, Declaration of Covenants, Conditions, and Restrictions, under document number 01-052958;
  - (c) Suncreek Ranch, Section Three, Declaration of Covenants, Conditions, and Restrictions, under document number 02-026564;
  - (d) Suncreek Ranch, Section Four, Declaration of Covenants, Conditions, and Restrictions, under document number 02-037569;
  - (e) Suncreek Ranch Property Owners Association, Inc., Lot 2, Block 1, Section 3 Resubdivision, Conditions and Restrictions, under document number 2021039581;

(5) the name and mailing address of the Association is: Suncreek Ranch Property Owners Association, Inc., c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084

(b) (281) 579-0761

(c) [info@crest-management.com](mailto:info@crest-management.com)

(7) The Association's website address is:

<https://www.crest-management.com/Communities/Suncreek-Ranch-Property-Owners-Association>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee: \$375.00;

(b) Resale Certificate Update:

a. no charge within 30 days of original,

b. within 30-180 days of original: \$75.00,

c. (a new Resale Certificate must be purchased after 180 days);

(c) Certified Statement of Account (Transfer Fee): \$295.00;

(d) Refinance Statement of Account: \$75.00;

(e) RUSH FEE: \$100.00

(for documents that need to be provided in less than 3 business days);

(9) 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 or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 1 DAY OF March, 2023.

By: Carolyn Bonds, Carolyn Bonds, PCAM  
on behalf of Crest Management Company, AAMC,  
Managing Agent for Suncrest Ranch Property Owners Association, Inc.

STATE OF TEXAS

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COUNTY OF BRAZORIA

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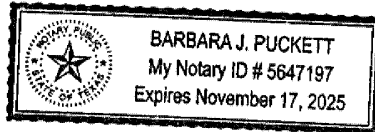
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BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, PCAM, of Crest Management Company, AAMC, Managing Agent for Suncrest Ranch Property Owners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 1st day of March, 2023.

Barbara J. Puckett  
Notary Public, State of Texas

E-RECORDED BY:  
HOLTOLLETT, P.C.  
9821 Katy Freeway, Suite 350  
Houston, Texas 77024

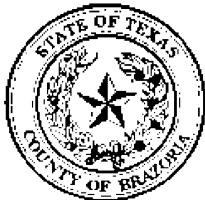


## FILED and RECORDED

Instrument Number: 2023009925

Filing and Recording Date: 03/07/2023 10:17:56 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-yadira