



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
SUGARWOOD COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Sugarwood Community Association, Inc., a non-profit corporation ("Association") 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 the Association:

1. Name of Subdivision: The name of the subdivision is Sugarwood.
2. Name of Association: The name of the Association is Sugarwood Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Sugarwood, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 21, Page 18 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Sugarwood, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 26, Page 12 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions (Sugarwood, Section One).
 - (2) Declaration of Covenants, Conditions and Restrictions (Sugarwood, Section 2).
 - b. Recording Information:
 - (1) Volume 759, Page 27, *et seq.* in the Deed Records of Fort Bend County, Texas.
 - (2) Volume 994, Page 733, *et seq.* in the Deed Records of Fort Bend County, Texas.


5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sugarwood Community Association, Inc. c/o Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Montage Community Services. Address: 7002 Riverbrook Drive, Suite 400, Sugar Land, Texas 77479. Phone No.: 281.232.7659. Email Address: info@montagecs.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: https://frontsteps.cloud/caliberweb2_mcs.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Montage Transfer Fee (includes Resale Certificate)	\$ 225.00
Refinance Fee	\$ 75.00

Executed on this 28 day of June, 2022.

**SUGARWOOD COMMUNITY
ASSOCIATION, INC.**

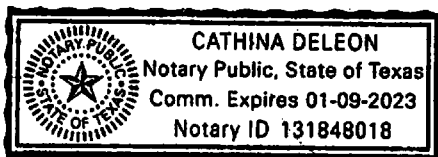
By: Montage Community Services, Managing Agent


Jackie Williams

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
 COUNTY OF Fort Bend §

BEFORE ME, the undersigned notary public, on this 28 day of June, 2022 personally appeared Jackie Williams of Montage Community Services, Managing Agent for Sugarwood Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Cathina DeLeon
 Notary Public in and for the State of Texas