

Management Certificate

*In compliance with Tex. Prop. Code, Title 11 Section 209.004*

STATE OF TEXAS               §  
  §  
COUNTY OF HARRIS       §

I, Jason Delgado, am the Property Manager of Sugarberry Place Phase II Homeowners' Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Sugarberry Place / Cottage Gardens  
Name of Association: Sugarberry Place Phase II Homeowners' Association, Inc.  
Website of Association: <https://www.riseamg.com>

The governing documents for the Association are as follows:

| NAME   | FILING #       | DATE FILED |
|--|----------------|------------|
| Declaration of Covenants, Conditions and Restrictions (Sec. 1)               | V133009        | 06/25/01   |
| Declaration of Covenants, Conditions and Restrictions (Sec. 2)               | V385704        | 10/29/01   |
| Articles of Incorporation  | 3283440003     | 10/30/01   |
| Collection Policy  | 20100395710    | 09/15/10   |
| Rules, Regulations & Policies  | 20110209336    | 05/23/11   |
| Amended Collection Policy, Supplemental Deed Policy, Record Retention Policy | 20110542659    | 12/28/11   |
| Amended Flag Display Policy; Xeriscaping Policy                              | 20130637571    | 12/26/13   |
| Bylaws   | 20150079364    | 02/27/15   |
| Amended Collection Policy  | RP-2021-604986 | 10/20/21   |
| Amendment to Bylaws  | RP-2021-604800 | 10/20/21   |
| Contractor Bidding Policy  | RP-2021-604994 | 10/20/21   |
| Covenant Enforcement and Hearing Policy                                      | RP-2021-604983 | 10/20/21   |
| Rental & Leasing Policy  | RP-2021-604981 | 10/20/21   |
| Supplemental Deed Policy   | RP-2021-604987 | 10/20/21   |

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

RP-2024-120388

The name and mailing address of the Association:

Sugarberry Place Phase II Homeowners' Association, Inc.

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Jason Delgado  
Rise Association Management Group  
3131 Eastside St Suite 130,  
Houston, TX 77098  
(713) 936-9200  
jason@riseamg.com

Legal Counsel for the Association is as follows:

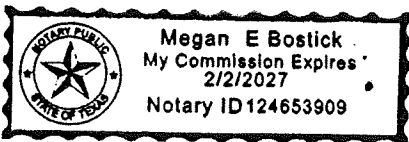
LAMBRIGHT ★ MCKEE  
940 Corbindale Rd.  
Houston, Texas 77024  
Telephone (713) 840-1515  
Facsimile (713) 840-1521

Date: 4/1/2024

By: [Signature]  
Jason Delgado, Property Manager

STATE OF TEXAS           §  
                                      §  
COUNTY OF HARRIS     §

This instrument was acknowledged before me on the 1 day of April, 2024,  
by Jason Delgado, Property Manager, on behalf of the Association.



Megan Bostick  
Notary Public in and for the State of Texas

RP-2024-120388

EXHIBIT "A"

FEES CHARGED BY THE ASSOCIATION RELATING  
TO A PROPERTY TRANSFER IN THE SUBDIVISION

| <u>DESCRIPTION</u>     | <u>AMOUNT</u> | <u>MADE PAYABLE TO:</u> |
|------------------------|---------------|-------------------------|
| Transfer Fee           | \$250.00      | Management              |
| Questionnaire Fee      | \$400.00      | Management              |
| Resale Certificate Fee | \$375.00      | Management              |
| Statement of Account   | \$175.00      | Management              |
| Additional Rush Fee    | \$100.00      | Management              |

RP-2024-120388  
# Pages 4  
04/04/2024 12:10 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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-2024-120388