



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
ARABELLA ON THE PRAIRIE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent for Arabella on the Prairie 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 Arabella on the Prairie.
2. Name of Association: The name of the Association is Arabella on the Prairie Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Arabella on the Prairie, Section One (1), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20220279 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Arabella on the Prairie, Section Two (2), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20230132 of the Plat Records of Fort Bend County, Texas, SAVE AND EXCEPT RESTRICTED RESERVE B, and all amendments to or replats of said maps or plats, if any.
 - c. Arabella on the Prairie, Section Three (3), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20240140 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Arabella on the Prairie, Section Four (4), a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under File No. 20240142 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 for Arabella on the Prairie.
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Arabella on the Prairie Section Two (save and except Restricted Reserve B).
- (3) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Arabella on the Prairie Section Three.
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Arabella on the Prairie Section Four.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2023008605.
- (2) Fort Bend County Clerk's File No. 2023105462.
- (3) Fort Bend County Clerk's File No. 2025018922.
- (4) Fort Bend County Clerk's File No. 2025018923.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Arabella on the Prairie Community Association, Inc. c/o Sterling Association Services, Inc., 6842 N. Sam Houston Parkway W., Houston, Texas 77064.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Sterling ASI Conveyance Department. Address: 6842 N. Sam Houston Parkway W., Houston, Texas 77064. Phone No.: 832.678.4500. Email Address: servicedesk@sterlingasi.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.sterlingasi.net.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00
Capitalization Fee [Declaration Article XIV, Section D]	Each purchaser of a lot, other than Builder, agrees to pay to the Association a Capitalization Fee in

	<p>an amount equal to 100% of the then-current Annual Assessment at the closing of the transfer of title. The Capitalization Fee for the year 2025 is in the amount of \$925.00. The Capitalization Fee for a Builder purchasing a lot agrees to pay to the Association a Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment at the closing of the transfer of title. The Capitalization Fee for a Builder for the year 2025 is \$462.50. Some exemptions may apply. The Capitalization Fee amount must be confirmed with the Association.</p>
--	--

Executed on this 24 day of MARCH, 2025.

ARABELLA ON THE PRAIRIE
COMMUNITY ASSOCIATION, INC.

By: Roxanne Martinez

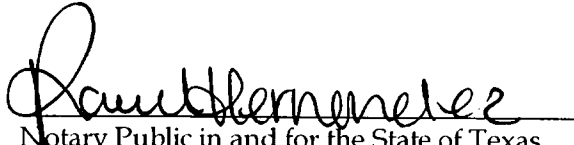
Printed: ROXANNE MARTINEZ

Its: AGENT FOR THE ASSOCIATION

*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 Harris §

BEFORE ME, the undersigned notary public, on this 26 day of March, 2025 personally appeared Roxanne Martinez ~~agent of association of~~ Arabella on the Prairie Community Association, Inc., 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.


 Notary Public in and for the State of Texas

