

**CREEKS AT AUGUSTA PINES HOMEOWNERS ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent for Creeks at Augusta Pines Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas (the "Association"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Creeks at Augusta Pines.
2. Name of Association: The name of the Association is Creeks at Augusta Pines Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Augusta Creek Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. Z447600 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - b. Augusta Creek Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. Z447613 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - c. Augusta Creek Section 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. Z447618 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - d. Shadow Creek at Augusta Pines, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 610022 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - e. Augusta Pines Section 11, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. Y507644 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - f. Shadow Creek Estates Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 658012 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.

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- g. Shadow Creek Estates Lago Woods Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 651168 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - h. Shadow Creek South Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 658158 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - i. Shadow Creek South Section 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 658161 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - j. Retreat at Augusta Pines, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 665268 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - k. Lakes at Shadow Creek Section 1, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 658158 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
  - l. Lakes at Shadow Creek Section 3, a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 670050 of the Map Records of Harris County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
- a. Declaration of Covenants, Conditions and Restrictions for Creeks at Augusta Pines, Harris County Clerk's File No. 20060021221.
  - b. Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment), Harris County Clerk's File No. 20110143460.
  - c. Second Supplemental Declaration of Covenants, Conditions and Restrictions (Amendment), Harris County Clerk's File No. 20120502338.
  - d. Replacement Supplementary Declaration of Covenants, Conditions and Restrictions Augusta Creek Section Three (3) The Gardens, Harris County Clerk's File No. 20120502351.
  - e. Replacement Supplementary Declaration of Covenants, Conditions and Restrictions for Augusta Creek Section One (1) The Estates, Harris County Clerk's File No. 20120502344.

- f. Replacement Supplementary Declaration of Covenants, Conditions and Restrictions Augusta Creek Section Two (2) The Pointe, Harris County Clerk's File No. 20120502336.
  - g. Supplementary Declaration of Covenants, Conditions and Restrictions Section 5 Augusta Creek Ridge, Harris County Clerk's File No. 20130589797.
  - h. Supplementary Declaration of Covenants, Conditions and Restrictions Lago Woods, Harris County Clerk's File No. 20130096223.
  - i. Supplemental Declaration of Covenants, Conditions and Restrictions Lakes at Shadow Creek Section 1, Harris County Clerk's File No. 20140105950.
  - j. Supplemental Declaration of Covenants, Conditions and Restrictions Lakes at Shadow Creek Section 2, Harris County Clerk's File No. 20140105951.
  - k. Revised Replacement Supplementary Declaration of Covenants, Conditions and Restrictions Shadow Creek Estates, Harris County Clerk's File No. 20150278841.
  - l. Supplementary Declaration of Covenants, Conditions and Restrictions Retreat at Augusta Pines Section 1, Harris County Clerk's File No. 20150146303.
  - m. Supplementary Declaration of Covenants, Conditions and Restrictions Retreat at Augusta Pines – Patio Portion, Harris County Clerk's File No. 20150363693.
  - n. Restated Supplementary Declaration of Covenants, Conditions and Restrictions Lakes at Shadow Creek Sections 1 and 3, Harris County Clerk's File No. 20150454332.
  - o. Amended Supplementary Declaration of Covenants, Conditions and Restrictions Retreat at Augusta Pines – Patio Portion, Harris County Clerk's File No. RP-2017-144293.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Creeks at Augusta Pines Homeowners Association, Inc. c/o Maison Property Management LLC, 6046 FM 2920 #512, Spring, Texas 77379.
  6. Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Vanessa Stroberg, Maison Property Management LLC, 6046 FM 2920 #512, Spring, Texas 77379, 281-378-5930, [vanessa@maisontx.com](mailto:vanessa@maisontx.com).
  7. The Association's Dedicatory Instruments are Available to Members Online at: [www.maisontx.com](http://www.maisontx.com).

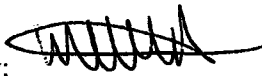
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer:

Fee	Amount	Description
Resale Certificate Fee	\$230.00	
Resale Certificate Update	\$75.00	
Refinance Fee	\$100.00	
Transfer Fee	\$150.00	
Capitalization Fee	*\$650.00	*The Capitalization Fee for 2021 is \$650.00. Some exemptions may apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 16<sup>th</sup> day of NOVEMBER, 2021.

CREEKS AT AUGUSTA PINES HOMEOWNERS ASSOCIATION, INC.

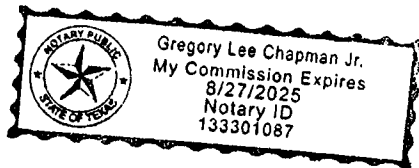
By: Maison Property Management LLC,  
Managing Agent

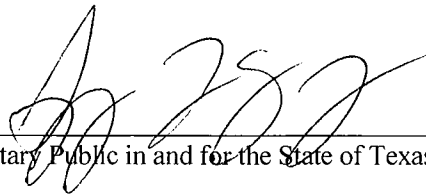
By:   
Printed: VANESSA KENT STOBORG  
Its: OWNER

\*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 16<sup>th</sup> day of NOVEMBER, 2021 personally appeared VANESSA STRESSEL, the Owner of Maison Property Management LLC, Managing Agent for Creeks at Augusta Pines Homeowners 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

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# Pages 6  
05/17/2022 11:21 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

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