

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
MORGAN'S LANDING COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Morgan's Landing 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 Morgan's Landing.
2. Name of Association: The name of the Association is Morgan's Landing Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Morgan's Landing, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 688574 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Morgan's Landing, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 688576 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Morgan's Landing, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 688579 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Morgan's Landing, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 688581 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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- e. Morgan's Landing, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 688583 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Morgan's Landing, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 690438 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - g. Morgan's Landing, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 690442 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - h. Morgan's Landing, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 690445 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - i. Morgan's Landing, Section Nine (9), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692040 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - j. Morgan's Landing, Section Ten (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692043 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - k. Morgan's Landing, Section Eleven (11), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692045 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - l. Morgan's Landing, Section Twelve (12), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 693945 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - m. Morgan's Landing, Section Thirteen (13), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 693947 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - n. Morgan's Landing, Section Fourteen (14), a subdivision in Harris County, Texas according to the map or plat thereof recorded under

Film Code No. 692047 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- o. Morgan's Landing, Section Fifteen (15), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 692049 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. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Morgan's Landing.
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Six).
- (3) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Seven).
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Eight).
- (5) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Nine).
- (6) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Ten).
- (7) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Eleven).
- (8) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Twelve).
- (9) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Thirteen).
- (10) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Fourteen).
- (11) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Morgan's Landing (Section Fifteen).

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2019-327798.
- (2) Harris County Clerk's File No. RP-2020-327607.
- (3) Harris County Clerk's File No. RP-2020-327608.
- (4) Harris County Clerk's File No. RP-2020-327609.
- (5) Harris County Clerk's File No. RP-2021-42232.
- (6) Harris County Clerk's File No. RP-2021-42233.
- (7) Harris County Clerk's File No. RP-2021-42234.
- (8) Harris County Clerk's File No. RP-2021-321071.
- (9) Harris County Clerk's File No. RP-2021-321072.
- (10) Harris County Clerk's File No. RP-2021-42235.
- (11) Harris County Clerk's File No. RP-2021-42236.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Morgan's Landing 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	\$ 125.00
Transfer Fee	\$ 220.00
Refinance Fee	\$ 150.00
Capitalization Fee (See Article XIV, Section D of the Declaration)	Capitalization Fee is an amount equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2021 is \$ 875.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 8 day of October, 2021.

**MORGAN'S LANDING COMMUNITY
ASSOCIATION, INC.**

By: Sterling Association Services, Inc., Managing Agent

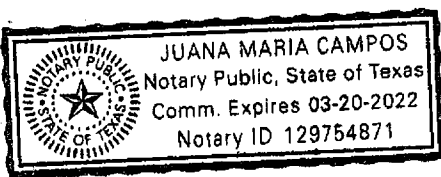


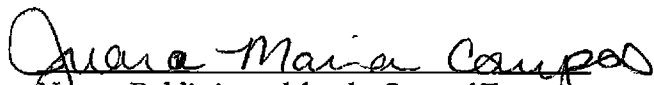
Marci Birthisel, Community Manager

*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 5 day of October, 2021 personally appeared Marci Birthisel, Community Manager for Sterling Association Services, Inc., Managing Agent for Morgan's Landing 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.





Notary Public in and for the State of Texas

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Pages 6
10/06/2021 08:27 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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