



CONDOMINIUM MANAGEMENT CERTIFICATE

for

IMPERIAL LUXURY OFFICE CONDOMINIUMS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

WHEREAS section 82.116 of the Texas Property Code (“Code”) requires that a condominium association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Imperial Luxury Office Condominiums Association, Inc., a non-profit corporation (“Association”), is a condominium as defined in section 82.003(a)(8) of the Code and has property located in Fort Bend County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 82.116 of the Code which supersedes any prior Management Certificate filed by the Association.

- 1. Name of the condominium.**
Comonly known as “Imperial” and legally known as Imperial HS-2 Commercial Tract Reserve “B”.
- 2. Name of the association.**
Imperial Luxury Office Condominiums Association, Inc.
- 3. Location of the condominium.**
1039 Imperial Boulevard, Sugar Land, TX 77498
- 4. Recording data for the declaration and any amendments to the declaration.**

The recording data in the Real Property Records of Fort Bend County, Texas are as follows:

| Document Name | Filing Date | Clerk File Number |
|--|-------------|-------------------|
| Declaration of Covenants, Conditions and Restrictions for Imperial Office Park, a Condominium | 06/02/2025 | 2025053954 |
| First Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial Office Park, a Condominium | 08/12/2025 | 2025081987 |

- 5. Mailing address for the association.**
Imperial Luxury Office Condominiums Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346
- 6. Name, mailing address, telephone number, and e-mail address of any management company.**
C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 210-490-0000
Email: CustomerCare@ciaservices.com

7. Website address of any Internet website on which the association's dedicatory instruments are available.

www.ciaservices.com select community Imperial

8. Amount and description of a fee or fees charged to a unit seller or buyer related to a transfer of a property interest in a unit of the condominium.

The following fees may be charged relating to a property transfer. Those marked as "Optional" are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

| Fee | Amount | Description |
|---------------------------|--------|--|
| Transfer Fee | \$500 | Collected at closing if the property actually transfers |
| Transfer Fee - Refinance | \$100 | Collected at closing if the property loan is refinanced |
| Assessment Quote | \$120 | Verification of fees due to Association |
| Assessment Quote Update | \$35 | Optional: update to assessment quote within 30 days |
| Resale Certificate | \$375 | Resale package in compliance with Code |
| Resale Certificate Update | \$75 | Optional: update to resale certificate within 180 days |
| Compliance Inspection | \$120 | Optional: onsite inspection for resale certificate, if required |
| Compliance Reinspection | \$120 | Optional: reinspection for initial non-compliance, if needed |
| Lender Questionnaire | \$275 | Optional: document requested by some lenders for loan |
| Standard Response Time | \$0 | No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires |
| Rush Request | \$100 | Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires |
| Expedited | \$200 | Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires |
| Capitalization Fee | \$* | A Capitalization Fee is due at the first closing from declarant to owner. The reserve assessment is 25% of the total Common Assessment for the year and is based on unit size. |

9. Other information the association considers appropriate.

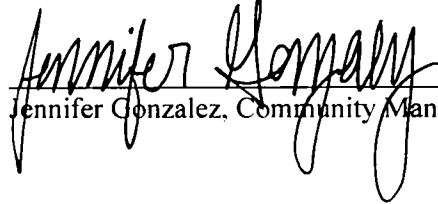
New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 14 day of April, 2026.

**IMPERIAL LUXURY OFFICE CONDOMINIUMS
ASSOCIATION, INC.**

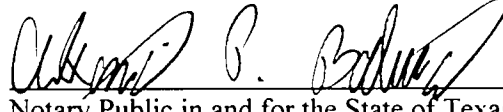
By: C.I.A. Services, Inc., Managing Agent



Jennifer Gonzalez, Community Manager

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this 14 day of April, 2026 personally appeared Jennifer Gonzalez, Community Manager for C.I.A. Services, Inc., Managing Agent for Imperial Luxury Office Condominiums, 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

After recording, please return to:
C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

