

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUNCREEK RANCH PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

SUNCREEK RANCH PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Suncreek Ranch, Section 1, 2, 3, and 4;
- (2) the name of the Association is Suncreek Ranch Property Owners Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Brazoria County, Texas, as follows:
 - (a) Suncreek Ranch, Section One, under Cabinet 21, Sheet 361;
 - (b) Suncreek Ranch, Section Two, under Cabinet Q, Sheet 86;
 - (c) Suncreek Ranch, Section Three, under Cabinet 23, Sheet 1;
 - (d) Suncreek Ranch, Section Four, under Cabinet 23, Sheet 47;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Brazoria County, Texas, as follows:
 - (a) Suncreek Ranch, Section One, Declaration of Covenants, Conditions, and Restrictions, under document number 01-017120;
 - (b) Suncreek Ranch, Section Two, Declaration of Covenants, Conditions, and Restrictions, under document number 01-052958;
 - (c) Suncreek Ranch, Section Three, Declaration of Covenants, Conditions, and Restrictions, under document number 02-026564;
 - (d) Suncreek Ranch, Section Four, Declaration of Covenants, Conditions, and Restrictions, under document number 02-037569;
 - (e) Bylaws of Suncreek Ranch Property Owners Association, under document number 02-012953;
 - (f) Suncreek Ranch Property Owners Association, Inc., Payment Plan Policy, under document number 2011053232;

- (g) Sun creek Ranch Property Owners Association, Inc., Violpations and Fines Policy, under document number 2011020551;
 - (h) Sun creek Ranch Property Owners Association, Inc., Board Resolution Establishing Regulation of Home Builders, under document number 2018043051;
 - (i) Sun creek Ranch Property Owners Association, Inc., Policy Regarding Exemptions, under document number 2020059056;
 - (j) Sun creek Ranch Property Owners Association, Inc., Board Resolution Establishing Regulation of Perimeter Fencing, under document number 2018043052;
 - (k) Sun creek Ranch Property Owners Association, Inc., Board Resolution Establishing Records Retention Policy, under document number 2012004820;
 - (l) Sun creek Ranch Property Owners Association, Inc., Policy for Use of Community Park by Non-Members, under document number 2019030588;
 - (m) Sun creek Ranch Property Owners Association, Inc., Board Resolution Establishing a Fine Policy, under document number 2018043055;
 - (n) Sun creek Ranch Property Owners Association, Inc., Park Rules and Regulations, under document number 2018049567;
 - (o) Sun creek Ranch Property Owners Association, Inc., Lot 2, Block 1, Section 3 Resubdivision, Conditions and Restrictions, under document number 2021039581;
 - (p) Sun creek Ranch Property Owners Association, Inc., Board resolution Establishing Social Media Policy, under document number 2016059239;
 - (q) Sun creek Ranch Property Owners Association, Inc., Board Resolution regarding Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under document number 2012004818;
- (5) the name and mailing address of the Association is:
- (a) Sun creek Ranch Property Owners Association, Inc., c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
- (a) Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084
 - (b) (281) 579-0761

(c) info@crest-management.com

(7) The Association's website address is:

<https://www.crest-management.com/Communities/Suncreek-Ranch-Property-Owners-Association>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$225.00;

(b) RUSH fee for Resale Certificate - \$50.00
(when needed in less than the time allowed
by Texas Property Code Chapter 207);

(c) Certified Statement of Account - \$215.00;

(d) Refinance Statement - \$75.00;

(e) Updated Resale Certificate 30-180 days of original - \$75.00 (a new Resale Certificate must be purchased after 180 days);

(9) 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 or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

[SIGNATURE BLOCKS AND ACKNOWLEDGEMENT FOLLOW]

SIGNED THIS 28 DAY OF July, 2021.

By: Carolyn Bonds, on behalf of
Crest Management Company, AAMC., Managing Agent for
Suncreek Ranch Property Owners Association, Inc.

Carolyn Bonds
Print Name

STATE OF TEXAS

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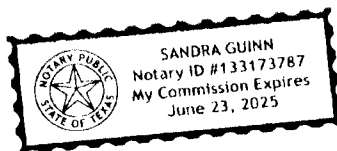
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, of Crest Management Company, AAMC Managing Agent for Suncreek Ranch Property Owners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 28th day of July, 2021.

Sandra Guinn
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

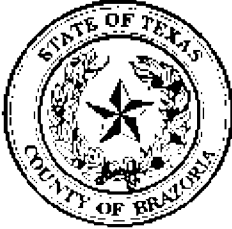


FILED and RECORDED

Instrument Number: 2021051870

Filing and Recording Date: 08/06/2021 02:36:08 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-clare