



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
STILL CREEK RANCH HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Managing Agent of Still Creek Ranch Homeowners 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 Still Creek Ranch.
2. Name of Association: The name of the Association is Still Creek Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Still Creek Ranch" recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2019084064 (which said Exhibit "A" is incorporated herein by reference).
 - b. Still Creek Ranch, Section One (1), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20190044 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Still Creek Ranch, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20200201 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Still Creek Ranch, Section Three (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20230043 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.
 - e. Still Creek Ranch, Section Four (4), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded under File No. 20230129 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 Still Creek Ranch.
- (2) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Still Creek Ranch Section One.
- (3) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Still Creek Ranch Section Two.
- (4) Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Still Creek Ranch Section Three.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2019084064.
- (2) Fort Bend County Clerk's File No. 2019084683.
- (3) Fort Bend County Clerk's File No. 2020163461.
- (4) Fort Bend County Clerk's File No. 2023040543.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Still Creek Ranch Homeowners Association, Inc. c/o Bedrock Association Management, LLC, 12808 W Airport Blvd, Suite 253, Sugar Land, Texas 77478.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Bedrock Association Management, LLC
 12808 W Airport Blvd, Suite 253
 Sugar Land, Texas 77478
 (832) 588-2485
 info@bedrocktx.com

7. The Association's Dedicatory Instruments are available to Members online at: www.stillcreekranch.org.

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 Fee	\$350.00

Statement of Account (Transfer Fee)	\$150.00
Refinance Statement of Account	\$50.00
Rush Fee	\$100.00
Capitalization Fee [Declaration Article XIV, Section D]	Each person or entity acquiring title to a Lot within the Subdivision hereby covenants and agrees to pay to the Association a Capitalization Fee, which shall be an amount equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2024 is \$450.00. The Capitalization Fee shall be payable to the Association at the closing of the transfer of title to a Lot. Some exemptions apply. For future years, this amount must be confirmed by the Association

Executed on this 25 day of October, 2024.

**STILL CREEK RANCH HOMEOWNERS
ASSOCIATION, INC.**

By: Bedrock Association Management, LLC,
Managing Agent

By: _____

Printed: April Pittarzo - manager

Its: 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 §
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BEFORE ME, the undersigned notary public, on this 25 day of October, 2024 personally appeared April Pitman, Community Manager of Bedrock Association Management, LLC, Managing Agent for Still Creek Ranch 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.

Pennie Mancuso
Notary Public in and for the State of Texas

