

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**SUNRISE COVE COMMUNITY ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF GALVESTON   §

The undersigned, being the Managing Agent for Sunrise Cove 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 Sunrise Cove.
2. Name of Association: The name of the Association is Sunrise Cove Community Association, Inc.
3. Recording Data for the Subdivision:
  - a. Sunrise Cove, Section One (1), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2024015369 of the Plat Records of Galveston County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Sunrise Cove, Section Two (2), a subdivision in Galveston County, Texas according to the map or plat thereof recorded under File No. 2024046775 of the Plat Records of Galveston 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 Sunrise Cove.
  - b. Recording Information:
    - (1) Galveston County Clerk's File No. 2025009072.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sunrise Cove 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](http://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	\$ 375.00
Transfer Fee	\$ 250.00
Refinance Fee	\$ 150.00
Capitalization Fee [Declaration Article XV, Section E]	Each Grantee acquiring title to a Lot within the Property agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment rate (other than Builders) plus 100% of the then-current Service Area Assessment rate, if applicable. The Capitalization Fee for 2025 for Owners other than any Builder is \$950.00 plus 100% of the then-current Service Area Assessment rate, if applicable. The Capitalization Fee for 2025 for Builders is \$475.00 plus 100% of the then-current Service Area Assessment rate, if applicable. The Capitalization Fee is payable to the Association on the date of the transfer of title to a Lot. Some exemptions may apply. The Capitalization Fee amount must be confirmed with the Association.

Executed on this 26 day of MARCH, 2025.

SUNRISE COVE COMMUNITY  
ASSOCIATION, INC.

By: Roxanne Martinez

Printed: ROXANNE MARTINEZ

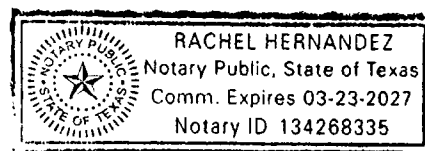
Its: AGENT FOR THE ASSOCIATION

\*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 26 day of march, 2025 personally appeared Roxanne Martinez Agent of Association of Sunrise Cove Community 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.

Rachel Hernandez  
Notary Public in and for the State of Texas



## FILED AND RECORDED

Instrument Number: 2025015589

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 04/04/2025 2:14PM

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



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

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