



**SUGAR GROVE COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Sugar Grove Community Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** Sugar Grove;  
Sugar Grove, Section Two (2);  
Sugar Grove, Section Three (3).

**Name of the Association:** Sugar Grove Community Association, Inc.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Fort Bend County, Texas, as follows;

- (a) Sugar Grove, recorded under Instrument No. 80000893, along with any supplements or replats thereof;
- (b) Sugar Grove, Section Two (2), recorded under Instrument No. 2004036785, along with any supplements or replats thereof;
- (c) Sugar Grove, Section Three (3), recorded under Instrument No. 20040059, along with any supplements or replats thereof.

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Fort Bend County, Texas, along with any amendments or supplements thereto, as follows:

- (a) Declaration of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Fort Bend County Clerk's Instrument No. 82003888, along with any amendments or supplements thereto;
- (b) Declaration of Covenants, Conditions and Restrictions for Sugar Grove, Section One (1), under Fort Bend County Clerk's Instrument No. 2002107494, along with any amendments or supplements thereto;
- (c) Declaration of Covenants, Conditions and Restrictions of Sugar Grove, Section Two (2), under Fort Bend County Clerk's Instrument No. 2003041692, along with any amendments or supplements thereto;
- (d) Declaration of Covenants, Conditions and Restrictions of Sugar Grove, Section Three (3), under Fort Bend County Clerk's Instrument No. 2004085557, along with any amendments or supplements thereto;
- (e) First Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Volume 2140, Page 1106;
- (f) Second Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Volume 2140, Page 1111;
- (g) Third Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Volume 2311, Page 120;
- (h) Fourth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Volume 2545, Page 211;
- (i) Fifth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Volume 2607, Page 161;
- (j) Sixth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Volume 2714, Page 196;
- (k) Seventh Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 9683338;

- (l) Eighth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 9709439;
- (m) Ninth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 9743416;
- (n) Tenth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 9812370;
- (o) Eleventh Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 9825090;
- (p) Correction of Twelfth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 9892684;
- (q) Thirteenth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 19990006560;
- (r) Fourteenth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 2004033213;
- (s) Fifteenth Amendment of Protective Covenants and Restrictions for Sugar Grove, Section One (1), under Clerk's Instrument No. 2006076636;
- (t) ByLaws of Sugar Grove Community Association, Inc., under Clerk's Instrument No. 2002088531 and 2014010562;
- (u) First Amendment to ByLaws of Sugar Grove Community Association, Inc., under Clerk's Instrument No. 2008021382;
- (v) Sugar Grove Resolution Regarding Covenant Compliance Inspection, under Instrument No. 2008082060;
- (w) Sugar Grove Community Association, Inc. Books and Records Production Policy, under Clerk's Instrument No. 2012003964;
- (x) Sugar Grove Community Association, Inc. Payment Plan Policy, under Clerk's Instrument No. 2012003965;
- (y) Sugar Grove Community Association, Inc. Regulation of Solar Panels, Roof Shingles, Flags, Flag Poles, Religious Items and Rain Barrels, under Clerk's Instrument No. 2012003966;
- (z) Sugar Grove Community Association, Inc. Records Retention Policy, under Clerk's Instrument No. 2012003967;
- (aa) Sugar Grove Community Association, Inc. Architectural Control Committee Rules Regarding Architectural and Landscape Design Guidelines, under Clerk's Instrument No. 2012089345;
- (bb) Sugar Grove Community Association, Inc. Pool Rules, under Clerk's Instrument No. 2012089345;
- (cc) Sugar Grove Community Association, Inc. Articles of Incorporation, under Clerk's Instrument No. 2014010562;
- (dd) Sugar Grove Community Association, Inc. Assessment Collection Policy, under Clerk's Instrument No. 2015012871.

**Name and Mailing Address for Association**

Sugar Grove Community Association, Inc.  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

**Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041

713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

**Website Address of the Association**  
[www.townsg.io](http://www.townsg.io)

**Property Transfer Fee(s) Charged by the Association:**

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 7<sup>th</sup> day of January, 2022

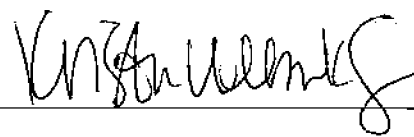
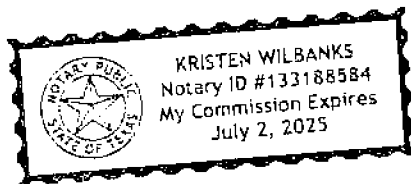
Sugar Grove Community Association, Inc., acting by and through its  
managing agent, Principal Management Group of Houston



Surina Wright Vice President

STATE OF TEXAS        §  
                                 § COUNTY OF  
HARRIS        §

This instrument was acknowledged before me on the 7<sup>th</sup> day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Sugar Grove Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041