

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
STERLING CREEK HOME OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Association Manager of **STERLING CREEK HOME OWNERS ASSOCIATION** (hereinafter the "Association"), a non-profit corporation 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(s):

The name of the Subdivision(s) are as follows:

- a. **Sterling Creek, Section One (1),**
- b. **Sterling Creek, Section Two (2),**
- c. **Sterling Creek, Section Three (3),**
- d. **Sterling Creek, Section Three-B (3-B),**
- e. **Sterling Creek, Section Four (4),**
- f. **Sterling Creek, Sections Five (5) & Six (6),**
- g. **Sterling Creek, Section One, Lot 1-A, and**
- h. **Sterling Creek Section Seven (7).**

2. Name of Association:

The name of the Association is **STERLING CREEK HOME OWNERS ASSOCIATION.**

3. Recording Data for the Subdivision(s):

The recording data for the Subdivision(s) are:

- a. **Sterling Creek, Section One (1),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Galveston County Clerk's Instrument Number **2012035034**, Plat Record 2012A, Map Numbers 44 and 45, in the Official Public Records of Galveston County, Texas.
- b. **Sterling Creek, Section One (1), Partial Replat,** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Galveston County Clerk's Instrument No. **2016004248**, in the Official Public Records of Galveston County, Texas.
- c. **Sterling Creek, Section Two (2),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Galveston County Clerk's Instrument Number **2016021773**, in the Official Public Records of Galveston County, Texas
- d. **Sterling Creek, Section Three (3),** a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Galveston County Clerk's Instrument Number **2017055886**, in Official Public Records of Galveston County, Texas.

- e. **Sterling Creek, Section Three-B (3-B)**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Galveston County Clerk's Instrument Number **2019028674**, in Official Public Records of Galveston County, Texas.
- f. **Sterling Creek, Section Four (4)**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Galveston County Clerk's Instrument Number **2020054669**, in Official Public Records of Galveston County, Texas.
- g. **Sterling Creek, Sections Five (5) & Six (6)**, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Galveston County Clerk's Instrument Number **2021037877**, in Official Public Records of Galveston County, Texas.

4. Recording Data for the Declaration(s):

The recording data for the Declaration is as follows:

- a. **Declaration of Reservation, Easements, Restrictions, Covenants and Conditions for Sterling Creek**, recorded at Galveston County Clerk's File No. **2012035035** in the Official Public Records of Galveston County, Texas.
- b. **Notice of Application of Declaration of Reservation, Easements, Restrictions, Covenants and Conditions For Sterling Creek**, as amended, to **Lot 1-A, Sterling Creek, Section One (1)**, recorded at Galveston County Clerk's File No. **2016032407** in the Official Public Records of Galveston County, Texas.
- c. **First Amendment to the Declaration of Reservations, Easements, Restrictions, Covenants and Conditions for Sterling Creek**, recorded at Galveston County Clerk's File No. **2017055888** in the Official Public Records of Galveston County, Texas.
- d. **Supplemental Amendment and Annexation of Sterling Creek, Section Two (2)**, recorded at Galveston County Clerk's Instrument Number **2016021776** in the Official Public Records of Galveston County, Texas.
- e. **Supplemental Amendment of Annexation of Sterling Creek, Section Three (3)**, recorded at Galveston County Clerk's File No. **2017055887** in the Official Public Records of Galveston County, Texas.
- f. **Amendment to the Supplemental Amendment of Annexation of Sterling Creek, Section Three (3)**, recorded at Galveston County Clerk's File No. **2018074429** in the Official Public Records of Galveston County, Texas.
- g. **Supplemental Amendment of Annexation of Sterling Creek, Section Three-B (3-B)**, recorded at Galveston County Clerk's File No. **2019028677** in the Official Public Records of Galveston County, Texas.
- h. **Supplemental Amendment of Annexation of Sterling Creek, Section Four (4)**, recorded at Galveston County Clerk's File No. **2020055868** in the Official Public Records of Galveston County, Texas.
- i. **Amendment to the Declaration of Reservations, Easements, Restrictions, Covenants, and Conditions for Sterling Creek, in regard to Sections Five (5) & Six (6)** recorded at Galveston County Clerk's File No. **2021063798** in the Official Public Records of Galveston County, Texas.
- j. **Supplemental Amendment and Annexation of Sterling Creek, Section Seven (7)**, recorded at Galveston County Clerk's Instrument Number **2023013037** in the Official Public Records of Galveston County, Texas.

5. Association Information:

The contact information for the association is as follows:

STERLING CREEK HOME OWNERS ASSOCIATION.

c/o RealManage

PO BOX 803555

DallasTX 75380-3555

Phone: (281) 531-0002 Ext. 1305

Toll Free Number: 866-473-2573

<https://www.ciranet.com/ResidentPortal>

6. Name and Mailing Address of Person Managing the Association or Its Designated Representative:

STERLING CREEK HOME OWNERS ASSOCIATION.

c/o **Quasim Pugh**, Community Association Manager

PO BOX 803555

DallasTX 75380-3555

Phone: (281) 531-0002 Ext. 1324

Toll Free Number: 866-473-2573

Email address: STECREEK@CiraMail.com

7. Fees Related to Property Transfer:

Resale Certificate Fee:	\$375.00
Resale Certificate Update Fee:	\$90.00
Conveyance Processing Fee:	\$325.00
Refinance Fee:	\$250.00
Rush fee for Resale Certificate:	\$200.00

8. Association Website:

<https://www.ciranet.com/ResidentPortal/home>

9. Other Optional Information:

Management Company Website:

www.realmanage.com

Executed this the 20 day of May, 2024.

**STERLING CREEK HOME OWNERS
ASSOCIATION**

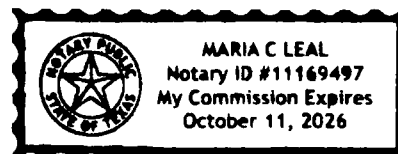
BY: Quasin Pugh

Quasin Pugh Print Name
Association Manager

THE STATE OF TEXAS §
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COUNTY OF GALVESTON §

May THIS INSTRUMENT was acknowledged before me on this the 20 day of May, 2024, by Quasin Pugh, Association Manager of **STERLING CREEK HOME OWNERS ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

Maria C Leal
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

FILED AND RECORDED

Instrument Number: 2024024505

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 05/31/2024 3:53PM

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 large, sweeping "S" at the end.

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.*