



Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, James Hules, am the Property Manager of Sweetwater Townhomes Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Sweetwater Townhomes
Name of Association: Sweetwater Townhomes Association, Inc.
Website of Association: <https://www.crest-management.com/Communities/Sweetwater-Townhomes-Association>

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Map of Sweetwater Townhomes	9642009	07/02/96
Declaration of Covenants, Conditions and Restrictions	9681773	12/23/96
1 st Amendment to the Declaration of Covenants, Conditions and Restrictions	9744618	07/14/97
Amendment to the Declaration of Covenants, Conditions and Restrictions	9865325	08/13/98
Amended and Restated Declaration of Covenants, Conditions and Restrictions	99026393	04/01/99
Development Guidelines	2000046817	06/07/00
Record Retention Policy	2012051894	05/16/12
Supplemental Deed Policy (Solar Panels, Roof Shingles, Flags, Religious Items, Rain Barrels)	2012051895	05/16/12
Payment Plan Policy	2012051896	05/16/12
Books and Records Production Policy	2012051897	05/16/12
Articles of Incorporation	2012130358	11/13/12
Rental Agreement Policy	2012130358	11/13/12
Rules & Regulations	2012130358	11/13/12
Records Inspection and Production Policy	2022011309	01/25/22
Large Bid Solicitation Policy	2022011321	01/25/22
Deed Restriction Hearing Policy	2022011325	01/25/22
ACC Denial and Appeal Hearing Policy	2022011326	01/25/22
Assessment Collection Policy	2022011329	01/25/22

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Sweetwater Townhomes Association, Inc.
c/o Crest Capital Management
17171 Park Row, Ste. 310
Houston, Texas 77084
281-579-0761
info@crest-management.com


The name, mailing address, telephone number, and email address of the managing agent / designated representative:

James Hules
Crest Capital Management
17171 Park Row, Ste. 310
Houston, Texas 77084
281-579-0761
info@crest-management.com

Legal Counsel for the Association is as follows:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: 07/23/2024

By: 
James Hules, Property Manager

STATE OF TEXAS

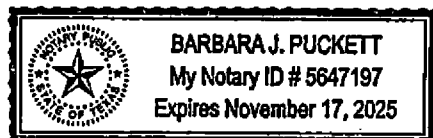
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COUNTY OF FORT BEND

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This instrument was acknowledged before me on the 23 day of July, 2024 by James Hules, Property Manager, on behalf of the Association.



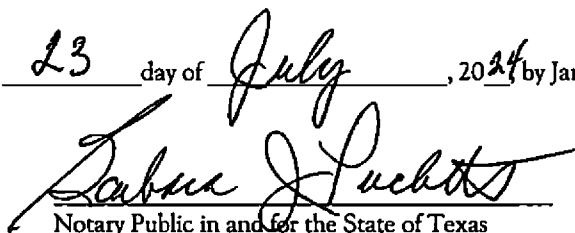

Notary Public in and for the State of Texas

EXHIBIT "A"

**FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION**

DESCRIPTION	AMOUNT	MADE PAYABLE TO:
Certified Statement of Account / Transfer Fee	\$295.00	Crest Management
Resale Certificate	\$375.00	Crest Management
Resale Certificate Update	Within 30 days – \$0.00 After 180 days – \$75.00	Crest Management
Refinance Fee	\$75.00	Crest Management
Rush Fee (i.e. less than 3 business days)	\$100.00	Crest Management
Monthly Maintenance Fee	\$395.00	Sweetwater Townhomes
Sweetwater Townhome Transfer Fee	\$948.00	Sweetwater Townhomes