

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

STATE OF TEXAS §
 §
 COUNTY OF BRAZORIA §

I, Carolyn Bonds, am the Property Manager of SC Community 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: Silvercreek, Section 1; Silvercreek, Section 2; Silvercreek, Section 3; Silvercreek, Section 4; Silvercreek, Section 5; Silvercreek, Section 6; Silvercreek, Section 7; Silvercreek, Section 8; Silvercreek, Section 9; and Silvercreek, Section 10.
 Name of Association: SC Community Association, Inc.
 Website of Association: <https://www.crest-management.com/Communities/SC-Community-Association>

The governing documents for the Association are as follows:

NAME	FILING NUMBER	DATE OF FILING
Final Plat of Silvercreek Section 1	2001053945	11/29/2001
Final Plat of Silvercreek Section 2	2001053943	11/29/2001
Final Plat of Silvercreek Section 3	2001053970	11/29/2001
Declaration of Covenants, Conditions and Restrictions for Silvercreek	2001057373	12/18/2001
Amendment to Declaration of Covenants, Conditions and Restrictions for Silvercreek	2002003866	01/15/2002
Declaration of Supplemental Restrictions for Silvercreek, Section 1	2002005119	02/01/2002
Declaration of Supplemental Restrictions for Silvercreek, Section 2	2002005121	02/01/2002
Declaration of Supplemental Restrictions for Silvercreek, Section 3	2002005120	02/01/2002
Final Plat of Silvercreek Section 5	2002009143	02/26/2002
Final Plat of Silvercreek Section 6	2002009146	02/26/2002
Final Plat of Silvercreek Section 4	2002038707	07/30/2002
Declaration of Supplemental Restrictions for Silvercreek, Section 4	2002053776	10/17/2002
Declaration of Supplemental Restrictions for Silvercreek, Section 5	2002053777	10/17/2002
Declaration of Supplemental Restrictions for Silvercreek, Section 6	2002053778	10/17/2002
Final Plat of Silvercreek Section 7	2003029179	03/15/2003
Plat of Silvercreek Section 9	2003029667	03/19/2003
Declaration of Supplemental Restrictions for Silvercreek, Section 8	2003039484	06/30/2003
Declaration of Supplemental Restrictions for Silvercreek, Section 9	2003067106	10/20/2003
Declaration of Supplemental Restrictions for Silvercreek, Section 7	2003067105	10/20/2003
Declaration of Supplemental Restrictions for Silvercreek, Section 10	2004011624	02/27/2004
First Amendment to By-Laws of SC Community Association, Inc.	2006059387	09/08/2006
Second Amendment to By-Laws of SC Community Association, Inc.	2008048736	10/08/2008
Third Amendment to By-Laws of SC Community Association, Inc.	2008048737	10/08/2008
Resolution Regarding Neighborhood Security Patrol in SC Community Association, Inc.	2009013265	03/30/2009
Additional Dedicatory Instrument for SC Community Association, Inc. • Articles of Incorporation • ACC Guidelines	2011052284	12/21/2011
Records Retention Policy	2011053237	12/30/2011
Books and Records Production Policy	2011053238	12/30/2011
Lake Rules	2011053241	12/30/2011
Park Rules	2011053240	12/30/2011
Pool Rules	2011053242	12/30/2011
Tennis Court Rules	2011053239	12/30/2011

Payment Plan Policy	2011053243	12/30/2011
Regulation of Solar Panels, Roof Shingles, Flags, Flagpoles, Religious Items and Rain Barrels	2011053244	12/30/2011
2013 Policy for Collection of Annual Assessments	2012054230	11/29/2012
Assessment Collection Policy	2013055782	11/15/2013
Amended and Restated By-Laws	2015044156	09/21/2015
Board Meeting Protocol	2016034931	07/26/2016
Omnibus Amended and Restated Bylaws	2016047985	09/29/2016
Amendments to Architectural Control Guidelines	2017057075	11/16/2017
Amendment to Architectural Control Guidelines	2018060641	12/03/2018
Assessment Collection Policy	2019002485	01/16/2019
Resolution Adopting Revised Lakes and Fishing Rules	20200033709	06/26/2020

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:

SC Community Association, Inc.
17171 Park Row Suite 310
Houston , TX, 77084

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

Carolyn Bonds
Crest Capital Management, Management Company
17171 Park Row Suite 310, Houston , TX, 77084
Email address info@crest-management.com
Contact number 281-579-0761

Legal Counsel for the Association is as follows:

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

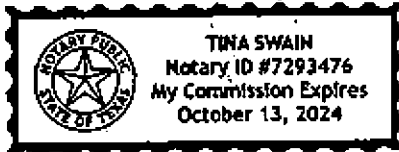
Date: 9/9/21By: *Carolyn Bonds*
Carolyn Bonds, Property ManagerSTATE OF TEXAS §
COUNTY OF BRAZORIA §This instrument was acknowledged before me on the 9 day of September, 2021, by Carolyn Bonds, Property Manager, on behalf of the Association.
Tina Swain
 Notary Public in and for the State of Texas

EXHIBIT "A"

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

DESCRIPTION	AMOUNT	MADE PAYABLE TO:
Transfer Fee	\$215.00	Crest Management
Resale Certificate	\$225.00	Crest Management
Refinance Fee	\$75.00	Crest Management

FILED and RECORDED

Instrument Number: 2021061319

Filing and Recording Date: 09/16/2021 02:05:32 PM Pages: 4 Recording Fee: \$34.00

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



A handwritten signature in black ink, which appears to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-cynthia