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PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
Imperial Homeowner's Association Inc

RP-2025-146298
04/21/2025 RP1 \$33.00

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

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IEE

1. **Name of the Subdivision:** Imperial

2. **Name of the Association:** Imperial Homeowner's Association Inc

3. **Recording Data for the Subdivision:**

a. Silent Manor at Imperial, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20130279 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

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b. Quiet Cove at Imperial, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20130280 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

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c. Point at Imperial, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20140277 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

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d. Retreat at Imperial, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded under Plat File No. 20180098 of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats, if any.

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e. 126.855 acres of land as described by metes and bounds on Exhibit "A" attached to the "Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) (Meritage Hornes Section) recorded in the Official Public Records of Real Property of Fort Bend County, Texas under Clerk's File No. 2014108496 (which said Exhibit "A" is incorporated herein by reference).

4. **Recording Data for the Declaration and the Declaration Amendments:**

Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) - 2013152983

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property)- 2018046041

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) Quiet Cove at Imperial- 2013153077 and re-recorded under Clerk's File No.2013153158

First Amendment to the Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) Quiet Cove at Imperial- 2018046051

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) (Meritage Homes Section)- 2014108946

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) Point at Imperial- 2015000221

Supplemental Amendment to Declaration of Covenants, Conditions and Restrictions for Imperial (Residential Property) Retreat at Imperial- 2018046167

5. **Name and Mailing Address of the HOA:**

Imperial Homeowner's Association Inc c/o SBB Management Company, LLC 12801 N. Central Expressway Suite 1401 Dallas, TX 75243

6. Name, Mailing Address, Phone Number and Email for designated representative:

SBB Management Company, LLC
2801 N. Central Expressway
Suite 1401
Dallas, TX 75243
972-960-2800
support@sbbmanagement.com

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7. Website Address for Accessing Dedicatory Instruments:

www.sbbmanagement.com use the "find my community" search bar to locate the community webpage.

8. Fees charged by Association related to property transfer:

- Resale Certificate- \$375.00
- Transfer Fee- \$340.00
- Resale Certificate Update Fee- \$75.00
- 1 Business Day Rush- \$360.00
- 3 Business Day Rush- \$ 260.00
- 5 Business Day Rush- \$160.00
- 7 Business Day Rush- \$ 75.00
- Amenity device deactivation fee- \$20.00
- Capitalization Fees: Capitalization Fee (Crown Garden, Silent Manor Patio Homes and The Retreat at Imperial- Patio Homes)- Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100 % of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$850.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Capitalization Fee (Quiet Cove Imperial)- Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$1,450.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Capitalization Fee (Silent Manor Townhomes)- Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$1,909.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Capitalization Fee (The Pointe at Imperial Townhomes)- Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100% of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$1,963.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

Capitalization Fee (The Retreat at Imperial- Alley Homes)- Capitalization Fee is a one-time payment (as described in detail in the Imperial Residential Declaration) up to 100% of the then-current Annual Assessment plus an amount up to 100 % of any applicable Service Area Assessment. The Capitalization Fee for 2021 is \$1,640.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

This management certificate is filed on record in Harris, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

X *[Signature]*

By Vanessa Burch, Managing Agent for Imperial Homeowner's Association Inc
Duly Authorized Agent

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STATE OF TEXAS §

§
COUNTY OF ^{Dallas} HARRIS §

This Instrument was signed before me on 3/25/25 and it was acknowledged that this instrument was signed by Vanessa Burch for the purposes and intent herein expressed.

Pamela Cartwright

Notary Public in and for the State of Texas

Notary Printed Name: Pamela Cartwright My Commission Expires: 7/5/27

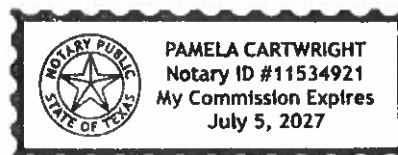
AFTER RECORDING RETURN TO:
SBB Management Company, LLC
12801 N. Central Expressway
Suite 1401
Dallas, TX 75243

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RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

<Notary Stamp Above>



RECORDER'S MEMORANDUM
Acknowledgment Incomplete

FILED FOR RECORD

4:20:19 PM

Monday, April 21, 2025

Laneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, April 21, 2025



Laneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS