



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
STONECREEK ESTATES COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

STONECREEK ESTATES COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Stonecreek Estates;
- (2) the name of the Association is Stonecreek Estates Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Montgomery County, Texas, as follows:
 - (a) Stonecreek Estates, Section One (1), under Instrument No. 20160029;
 - (b) Stonecreek Estates, Section Three (3), under Instrument No. 20190097;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Stonecreek Estates, under Instrument No. 2016023690;
 - (b) Annexation of Stonecreek Estates, Section Three (3), under Instrument No. 2019035436;
- (5) the name and mailing address of the Association is:
 - (a) Stonecreek Estates Community Association, Inc., c/o LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) LEAD Association Management, Inc., 13231 Champion Forest Drive, Suite 112, Houston, Texas 77069;

(b) (281) 857-6027;

(c) info@lead-inc.com;

(7) The Association's website address is: www.stonecreekestates.org;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$375.00;

(b) Updated Resale Certificate Fee: \$75.00

(c) Transfer Fee - \$175.00;

(d) Refinance Fee - \$100.00;

(e) Capitalization Fee - \$500.00

(f) Builder Pay-Off Quote Fee - \$265.00

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 27th DAY OF August, 2021.

By: Ashley Wiggins, on behalf of
LEAD Association Management, Inc., Managing Agent for
Stonecreek Estates Community Association, Inc.

Ashley Wiggins
Print Name

STATE OF TEXAS

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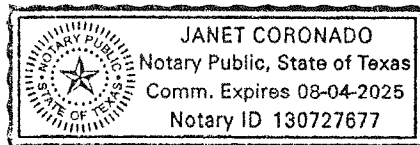
COUNTY OF FORT BEND

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BEFORE ME, the undersigned authority, on this day personally appeared Ashley Wiggins, of LEAD Association Management, Inc., Managing Agent for Stonecreek Estates Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 27 day of August, 2021.

Janet Coronado
Notary Public, State of Texas



E-RECORDED BY:
HOLT & YOUNG, P.C.
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Houston, Texas 77024