

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION**

THE STATE OF TEXAS §

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COUNTY OF HARRIS §

The undersigned, being the Community Manager for **Shadow Creek Ranch Maintenance 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 **Village of Emerald Bay, Village of Reflection Bay, Village of Diamond Bay and Village of Biscayne Bay, in Shadow Creek Ranch.**

2. Name of Association:

The name of the Association is **Shadow Creek Ranch Maintenance Association.**

3. Recording Data for the Subdivision(s):

The recording data for the subdivision is described as follows:

648.218 acres of land located in the William Morris Survey, Abstract 344, T.C.R.R. Co. Survey, Section 3, Abstract No. 678, T.C.R.R. Co. Survey, Section 4, Abstract No. 675 and H.T. & B.R.R. Co. Survey, Section 82, Abstract No. 565, all Brazoria County, Texas, as referenced in the recorded Declaration.

4. Recording Data for the Declaration(s):

The recording data for the declarations is as follows:

Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows:

Harris County – Clerk's File No. V361959; re-recorded under V472436

Fort Bend County – Clerk's File No. 2001095077; re-recorded under 2001111335

Brazoria County – Clerk's File No. 01042985; re-recorded under 01051825

Supplemental and Second Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows:

Harris County – Clerk's File No. 2016-149295

Fort Bend County – Clerk's File No. 2016036672

Brazoria County – Clerk's File No. 2016016015

5. **Association Information:**

The contact information and website for the association is as follows:

Shadow Creek Ranch Maintenance Association
c/o FirstService Residential
12234 Shadow Creek Parkway, Bldg. 3, Suite 112
Pearland, Texas 77584
Website: www.shadowcreekranchhoa.com
Phone Number: (713) 436-4563

6. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

FirstService Residential
12234 Shadow Creek Parkway, Bldg. 3, Suite 112
Pearland, Texas 77584
Phone Number: (713) 436-4563
Email: help@shadowcreekranchhoa.com

7. **Fees Related to Property Transfer:**

Resale Certificate: \$375.00
Updated Certificate: \$75.00
Transfer Fee: \$250.00
Cap Fee: \$400.00 (in addition to Village Cap Fee)
Conveyance Fee: \$150.00 (ends 9/24/21; in addition to Village Conveyance Fee)
Builder Assessment: \$462.50
Refinance Fee: \$100.00
Welcome Disclosure Fee: \$26.50

8. **Optional Information:**

None

Executed this the 30th day of August, 2021.

**Shadow Creek Ranch
Maintenance Association**

By 


Christopher Williams, Community Manager

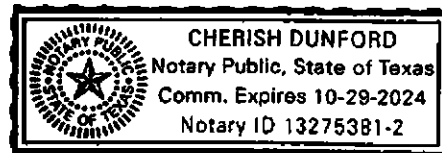
THE STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was **acknowledged** before me on this the 30 day of August, 2021, by **Christopher Williams**, Community Manager for **Shadow Creek Ranch Maintenance Association**, a Texas property owners association, on behalf of said association.


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.

FILED and RECORDED

Instrument Number: 2021058712

Filing and Recording Date: 09/03/2021 03:25:07 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-april