



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FORT BEND COUNTY PEBBLE BROOK HOMEOWNERS' ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

FORT BEND COUNTY PEBBLE BROOK HOMEOWNERS' 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 Pebble Brook.
- (2) The name of the association is Fort Bend County Pebble Brook Homeowners' Association, Inc.
- (3) The subdivision is recorded in the Real Property Records of Fort Bend County, Texas, as follows:

a. Pebble Brook, under Instrument No. 20160226.

- (4) The recording data for the declaration and any amendments to the declaration is as follows:

a. Declaration of Covenants, Conditions and Restrictions for Pebble Brook, filed in the Real Property Records of Fort Bend County, Texas, under Instrument No. 2016128925.

- (5) The name and mailing address of the Association is:

Fort Bend County Pebble Brook Homeowners' Association, Inc.
c/o Sterling Association Services
P.O. Box 38113
Houston, Texas 77238

- (6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

a. Sterling Association Services;

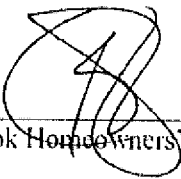
- b. P.O. Box 38113, Houston, Texas 77238;
- c. (832) 678-4500;
- d. servicedesk@sterlingasi.com

(7) The Association's website address is: <https://sterlingasi.com>

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

- a. Transfer Fee: \$220.00;
- b. Working Capital Contribution: \$192.00;
- c. Bank Owned Property Package (required for foreclosed properties): \$275.00;
- d. Resale Certificate: \$350.00;
 - i. Rush Fee (one business day): \$100.00;
 - ii. Rush Fee (three business days): \$75.00;
 - iii. Rush Fee (five business days): \$50.00;
- e. Updated Restate Certificate: \$75.00;
- f. Payoff Statement: \$125.00;
- g. Refinance Statement: \$125.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it 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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association.

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By:  Managing Agent for Fort Bend County
Pebble Brook Homeowners' Association, Inc., on behalf of Sterling Association Services.

Becky Salinas
Print Name

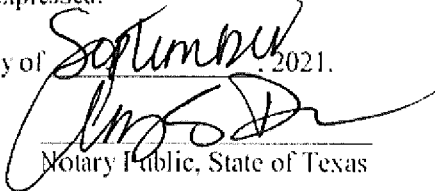
STATE OF TEXAS

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COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Becky Salinas, of Sterling Association Services, Managing Agent for Fort Bend County Pebble Brook Homeowners' 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 9th day of September, 2021.


Notary Public, State of Texas

