

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
STERLING LAKES PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the Managing Agent for Sterling Lakes Property Owners Association, a non-profit corporation ("Association") 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: The name of the subdivision is Sterling Lakes.
2. Name of Association: The name of the Association is Sterling Lakes Property Owners Association.
3. Recording Data for the Subdivision:

Sterling Lakes at Iowa Colony, Section One (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2007014711 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Two (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2007014717 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Three (3), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2006074179 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Four (4), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2007014732 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Five (5), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2007028661 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Six (6), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2006074174 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Seven (7), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2007014722 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Eight (8), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2014006557 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Nine (9), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2007046869 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Ten (10), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2014042127 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Eleven (11), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2014042119 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section 12A, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2013029343 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section 12B, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2013060392 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Nineteen (19), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2014006560 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Twenty (20), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2016039566 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes at Iowa Colony, Section Twenty-One (21), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2018000064 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Property described by metes and bounds on Exhibit "A" attached to the "Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Sterling Lakes at Iowa Colony" recorded in the Official Public Records of Real Property of Brazoria County, Texas under Clerk's File No. 2014045048 (which said Exhibit "A" is incorporated herein by reference).

Sterling Lakes West, Section One (1), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2016028115 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes West, Section Two (2), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2016052704 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes West, Section Three (3), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2017059203 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

Sterling Lakes West, Section Four (4), a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 2016028115 of the Map records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.

- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (5) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (6) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (7) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (8) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (9) Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (10) Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (11) Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (12) Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (13) Twelfth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (14) Thirteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (15) Fourteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (16) Fifteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (17) Sixteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (18) Seventeenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (19) Eighteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (20) Supplement to Eighteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.

- (21) Nineteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony.
- (22) Twentieth Amendment to Declaration of Covenants, Conditions and Restrictions for Sterling lakes at Iowa Colony.
- (23) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section One (1) a Subdivision in Brazoria County, Texas.
- (24) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Two (2) a Subdivision in Brazoria County, Texas.
- (25) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Two (2) a Subdivision in Brazoria County, Texas.
- (26) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Three (3) a Subdivision in Brazoria County, Texas.
- (27) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Four (4) a Subdivision in Brazoria County, Texas.
- (28) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Four (4) a Subdivision in Brazoria County, Texas.
- (29) Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Four (4) a Subdivision in Brazoria County, Texas.
- (30) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Five (5) a Subdivision in Brazoria County, Texas.
- (31) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Five (5) a Subdivision in Brazoria County, Texas.
- (32) Additional Restrictions for Certain Lots in Sterling Lakes at Iowa Colony, Section Six (6).
- (33) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Seven (7) a Subdivision in Brazoria County, Texas.

- (34) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Seven (7) a Subdivision in Brazoria County, Texas.
- (35) Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Seven (7) a Subdivision in Brazoria County, Texas.
- (36) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Eight (8) a Subdivision in Brazoria County, Texas.
- (37) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Nine (9) a Subdivision in Brazoria County, Texas.
- (38) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lake at Iowa Colony, Section Nine (9) a Subdivision in Brazoria County, Texas.
- (39) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Ten (10) a Subdivision in Brazoria County, Texas.
- (40) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Ten (10) a Subdivision in Brazoria County, Texas.
- (41) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Eleven (11) a Subdivision in Brazoria County, Texas.
- (42) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Eleven (11) a Subdivision in Brazoria County, Texas.
- (43) Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Eleven (11) a Subdivision in Brazoria County, Texas.
- (44) Third Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Eleven (11) a Subdivision in Brazoria County, Texas.
- (45) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section 12A a Subdivision in Brazoria County, Texas.

- (46) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section 12B a Subdivision in Brazoria County, Texas.
- (47) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Nineteen (19) a Subdivision in Brazoria County, Texas.
- (48) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Nineteen (19) a Subdivision in Brazoria County, Texas.
- (49) Second Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Nineteen (19) a Subdivision in Brazoria County, Texas.
- (50) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Twenty (20) a Subdivision in Brazoria County, Texas.
- (51) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Twenty (20) a Subdivision in Brazoria County, Texas.
- (52) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes at Iowa Colony, Section Twenty-One (21) a Subdivision in Brazoria County, Texas.
- (53) Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Sterling Lakes at Iowa Colony.
- (54) First Amendment to Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Certain Property to be Annexed into Sterling Lakes at Iowa Colony.
- (55) Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes West, Section One (1) a Subdivision in Brazoria County, Texas.
- (56) Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes West, Section Two (2) a Subdivision in Brazoria County, Texas.
- (57) Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes West, Section Three (3) a Subdivision in Brazoria County, Texas.
- (58) Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Lakes West, Section Four (4) a Subdivision in Brazoria County, Texas.

b. Recording Information:

- (1) Brazoria County Clerk's File No. 2006074175 re-filed under County Clerk's File No. 2007063594.
- (2) Brazoria County Clerk's File No. 2007041140.
- (3) Brazoria County Clerk's File No. 2008008325.
- (4) Brazoria County Clerk's File No. 2008030946.
- (5) Brazoria County Clerk's File No. 2008048460.
- (6) Brazoria County Clerk's File No. 2010051121.
- (7) Brazoria County Clerk's File No. 2013002454.
- (8) Brazoria County Clerk's File No. 2013017825.
- (9) Brazoria County Clerk's File No. 2014019017.
- (10) Brazoria County Clerk's File No. 2015001059.
- (11) Brazoria County Clerk's File No. 2015027477.
- (12) Brazoria County Clerk's File No. 2016036873.
- (13) Brazoria County Clerk's File No. 2017006854.
- (14) Brazoria County Clerk's File No. 2018009972.
- (15) Brazoria County Clerk's File No. 2018051146.
- (16) Brazoria County Clerk's File No. 2019037469.
- (17) Brazoria County Clerk's File No. 2020058870.
- (18) Brazoria County Clerk's File No. 2021049537.
- (19) Brazoria County Clerk's File No. 2021084514.
- (20) Brazoria County Clerk's File No. 2022054645.
- (21) Brazoria County Clerk's File No. 2022054665.
- (22) Brazoria County Clerk's File No. 2023051328.
- (23) Brazoria County Clerk's File No. 2007014712.
- (24) Brazoria County Clerk's File No. 2007014718.
- (25) Brazoria County Clerk's File No. 2007041141.
- (26) Brazoria County Clerk's File No. 2006074180.
- (27) Brazoria County Clerk's File No. 2007014733.
- (28) Brazoria County Clerk's File No. 2007022810.
- (29) Brazoria County Clerk's File No. 2013008171.
- (30) Brazoria County Clerk's File No. 2007028662.
- (31) Brazoria County Clerk's File No. 2007062853.
- (32) Brazoria County Clerk's File No. 2014037070.
- (33) Brazoria County Clerk's File No. 2007014723.
- (34) Brazoria County Clerk's File No. 2007022811.
- (35) Brazoria County Clerk's File No. 2013008174.
- (36) Brazoria County Clerk's File No. 2014016575.
- (37) Brazoria County Clerk's File No. 2007046870.
- (38) Brazoria County Clerk's File No. 2010051122.
- (39) Brazoria County Clerk's File No. 2014051985.
- (40) Brazoria County Clerk's File No. 2015003429.
- (41) Brazoria County Clerk's File No. 2014052008.
- (42) Brazoria County Clerk's File No. 2015003430.
- (43) Brazoria County Clerk's File No. 2015035438.
- (44) Brazoria County Clerk's File No. 2016038790.

- (45) Brazoria County Clerk's File No. 2013045322.
- (46) Brazoria County Clerk's File No. 2014008302.
- (47) Brazoria County Clerk's File No. 2014016576.
- (48) Brazoria County Clerk's File No. 2014021029.
- (49) Brazoria County Clerk's File No. 2018009948.
- (50) Brazoria County Clerk's File No. 2016040007.
- (51) Brazoria County Clerk's File No. 2018005011.
- (52) Brazoria County Clerk's File No. 2018009949.
- (53) Brazoria County Clerk's File No. 2014045048.
- (54) Brazoria County Clerk's File No. 2022054656.
- (55) Brazoria County Clerk's File No. 2021079297.
- (56) Brazoria County Clerk's File No. 2021079298.
- (57) Brazoria County Clerk's File No. 2021079299.
- (58) Brazoria County Clerk's File No. 2021079300.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Sterling Lakes Property Owners Association c/o Principal Management Group of Houston, 4700 West Sam Houston Parkway North, Suite 100, Houston, Texas 77041.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: PMG Conveyance Department, Principal Management Group of Houston. Address: 4700 West Sam Houston Parkway North, Suite 100. Phone No.: 713.329.7100. Email Address: webmaster@pmghouston.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.townsq.io.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
New Account Set Up Fee	\$ 65.00
Resale Certificate Fee	\$ 340.00
Resale Certificate Update Fee	\$ 75.00
Legacy Account Closure Fee	\$ 220.00
Refinance Statement of Account	\$ 75.00
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation	\$175.00 1 day expedite; \$125.00 3 day expedite

PMG Transfer Fee	\$ 220.00
Capitalization Fee (See Article V, Section 5.6 of the Declaration)	Each owner (other than the Developer or a builder), upon acquisition of record title to a lot, shall pay a Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The Capitalization Fee for 2024 is \$600.00. For future years, the Capitalization Fee amount must be confirmed with the Association.
Association Transfer Fee (See Article V, Section 5.7 of the Declaration)	The Transfer Fee shall not exceed 1/4 th of the Annual Assessment. The Transfer Fee for 2024 is \$300.00. For future years, the Transfer Fee amount must be confirmed with the Association.
Adopt A School Assessment Fee (See Article V, Section 5.8 of the Declaration)	The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a builder to a purchaser, \$50.00 to be paid by the builder/seller and \$50.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay a sum equal to 1/3 rd of the then-current Annual Assessment. The Adopt a School Assessment is (a) \$100.00 or (b) \$400.00. For future years, the Adopt a School Assessment must be confirmed with the Association.
Sterling Lakes at Iowa Colony, Section 20, Adopt A School Assessment Fee (See Article V, Section 5.8 of the Annexation document filed at Clerk's File No. 2016040007)	The Adopt A School Assessment is as follows: (a) upon first transfer of a lot from a builder to a purchaser, \$100.00 to be paid by the builder/seller and \$100.00 to be paid by the purchaser; and (b) upon each subsequent transfer, the purchaser is required to pay a sum equal to 1/3 rd of the then-current Annual Assessment. The Adopt a School Assessment is (a) \$200.00 or (b) \$400.00. For future years, the Adopt a School Assessment must be confirmed with the Association.

Executed on this 23 day of February, 2024.

**STERLING LAKES PROPERTY OWNERS
ASSOCIATION**

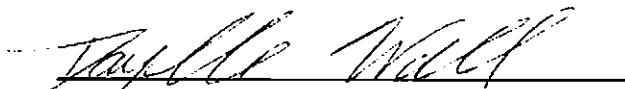
By: Principal Management Group of Houston,
Managing Agent

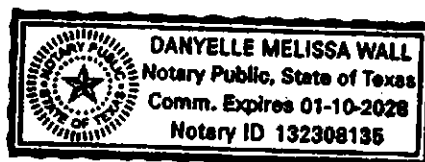

Rachel Richmond, Community Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 23 day of February 2024 personally appeared Rachel Richmond, Community Director for Principal Management Group of Houston, Managing Agent for Sterling Lakes Property Owners Association., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas



FILED and RECORDED

Instrument Number: 2024008081

Filing and Recording Date: 02/27/2024 08:10:39 AM Pages: 12 Recording Fee: \$65.00

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, appearing 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-lissete