

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
SUNTERRA PROPERTY OWNERS ASSOCIATION, INC.

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF SUNTERRA RECORDED AS DOCUMENT NO. RP-2021-635516 IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, AND AS DOCUMENT NO. 2113020 IN THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS AND SHALL CONTROL OVER ALL PREVIOUS MANAGEMENT CERTIFICATES RECORDED FOR SUNTERRA PROPERTY OWNERS ASSOCIATION, INC. IN THE OFFICIAL PUBLIC RECORDS OF HARRIS AND WALLER COUNTIES, TEXAS.

The undersigned, being an officer of Sunterra Property Owners Association, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sunterra.
2. The name of the association:
Sunterra Property Owners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Harris and Waller Counties, Texas, made subject to that certain Sunterra Amended and Restated Master Covenant, recorded under Document No. RP-2023-3106, Official Public Records of Harris County, Texas, and recorded under Document No. 2300182, Official Public Records of Waller County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: Sunterra Property Owners Association, Inc., c/o RealManage Elevated Onsite, 6400 International Parkway, Suite 1000, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	RealManage Elevated Onsite
Mailing Address:	6400 International Parkway, Suite 1000
	Plano, Texas 75093
Telephone Number:	(855) 947-2636
Email Address:	sunterra@ciramail.com
7. Website to access the association's dedicatory instruments:
<https://realmanage.com>

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8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Fee – Equal to one-half (½) of the annual amount of Regular Assessments due in the year of the conveyance of such Lot or Condominium Unit.

Builder to Homeowner Resale Certificate Fee: \$299

Builder to Homeowner Transfer Fee: \$0

Builder to Homeowner Conveyance Processing Fee: \$150

Builder to Homeowner Resale Certificate: \$299

Homeowner to Homeowner: \$375

Statement of Account: \$325

Refinance: \$250

Mortgage Loan Subordination: \$250

Conveyance Fee Surcharge on Delinquent Accounts: \$195

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

SUNTERRA PROPERTY OWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Bill Kouwenhoven
Bill Kouwenhoven, President

STATE OF Florida
COUNTY OF Manatee

This instrument was acknowledged before me this 18 day of August, 2025 by Bill Kouwenhoven, President of Sunterra Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. Sunterra Amended and Restated Master Covenant, recorded as Document No. RP-2023-3106, Official Public Records of Harris County, Texas, and recorded as Document No. 2300182, Official Public Records of Waller County, Texas.
2. Sunterra Amended and Restated Community Manual, recorded as Document No. RP-2023-9578, Official Public Records of Harris County, Texas, and recorded as Document No. 2300429, Official Public Records of Waller County, Texas.
3. Sunterra Adoption of Working Capital Assessment, recorded as Document No. RP-2023-4957, Official Public Records of Harris County, Texas, and recorded as Document No. 2300286, Official Public Records of Waller County, Texas.
4. Sunterra Notice of Withdrawal of Land, recorded as Document No. RP-2023-6287, Official Public Records of Harris County, Texas, and recorded as Document No. 2300311, Official Public Records of Waller County, Texas.
5. Sunterra Amended, Restated and Consolidated Development Area Declaration [Residential], recorded as Document No. RP-2023-5453, Official Public Records of Harris County, Texas, and recorded as Document No. 2300307, Official Public Records of Waller County, Texas.
 - a. First Amendment to Amended, Restated and Consolidated Development Area Declaration [Residential] recorded as Document No. RP-2023-232208, Official Public Records of Harris County, Texas, and recorded as Document No. 2307142, Official Public Records of Waller County, Texas
6. Sunterra Amended & Restated Design Guidelines [Residential], recorded as Document No. RP-2023-67372, Official Public Records of Harris County, Texas, and recorded as Document No. 2302351, Official Public Records of Waller County, Texas.
 - a. First Amendment to Amended & Restated Design Guidelines, recorded as Document No. RP-2023-240015, Official Public Records of Harris County, Texas, and recorded as Document No. 2307378, Official Public Records of Waller County, Texas.
7. Sunterra Notice of Applicability (Section 32), recorded as Document No. RP-2023-87343, Official Public Records of Harris County, Texas, and recorded as Document No. 2302928, Official Public Records of Waller County, Texas.
8. Sunterra Notice of Applicability (Sections 22, 42, 43 and 44), recorded as Document No. RP-2023-73805, Official Public Records of Harris County, Texas, and recorded as Document No. 2302570, Official Public Records of Waller County, Texas.
9. Sunterra Notice of Addition of Land (Section 48), recorded as Document No. RP-2023-85006, Official Public Records of Harris County, Texas, and recorded as Document No. 2302875, Official Public Records of Waller County, Texas.

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10. Sunterra Notice of Addition of Land (Sections 42, 43, 44, 45, 51 and 52), recorded as Document No. RP-2023-112647, Official Public Records of Harris County, Texas, and recorded as Document No. 2303712, Official Public Records of Waller County, Texas.
11. Sunterra Notice of Addition of Land (Sections 46 and 47), recorded as Document No. RP-2023-73817, Official Public Records of Harris County, Texas, and recorded as Document No. 2302569, Official Public Records of Waller County, Texas.
12. Sunterra Declarant Appointment of Designees to Act as the Sunterra Reviewer, recorded as Document No. RP-2023-96146, Official Public Records of Harris County, Texas, and recorded as Document No. 2303230, Official Public Records of Waller County, Texas.
13. Sunterra Notice of Addition of Land (Phase 7 POD and Phase 8 POD), recorded as Document No. RP-2024-1108, Official Public Records of Harris County, Texas, and recorded as Document No. 2400111, Official Public Records of Waller County, Texas.
14. Sunterra Notice of Applicability (Sections 53 and 54), recorded as Document No. RP-2024-7591, Official Public Records of Harris County, Texas, and recorded as Document No. 2400367, Official Public Records of Waller County, Texas.
15. Sunterra Notice of Applicability (Sections 46, 48, 49 and 50), recorded as Document No. RP-2024-34231, Official Public Records of Harris County, Texas, and recorded as Document No. 2401280, Official Public Records of Waller County, Texas.
16. Sunterra Notice of Applicability (Sections 45, 51 and 52), recorded as Document No. RP-2024-272211, Official Public Records of Harris County, Texas, and recorded as Document No. 2409229, Official Public Records of Waller County, Texas.
17. Sunterra Notice of Applicability (Sections 55, 57, 58, 59, 60, 61, 63, 64, 65 and 66), recorded as Document No. RP-2024-303372, Official Public Records of Harris County, Texas, and recorded as Document No. 2410238, Official Public Records of Waller County, Texas.
18. Sunterra Notice of Applicability (Sections 56, 62, 67 and 68), recorded as Document No. RP-2025-55489, Official Public Records of Harris County, Texas, and recorded as Document No. 2501702, Official Public Records of Waller County, Texas.
19. Sunterra Notice of Applicability (Sections 69, 70, 71, 72, 73, 74, 75, 76, 77 and 78), recorded as Document No. RP-2025-55815, Official Public Records of Harris County, Texas, and recorded as Document No. 2501707, Official Public Records of Waller County, Texas.

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08/22/2025 10:52 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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