

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
SYDNEY HARBOUR HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Sydney Harbour Homeowners Association, Inc., 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 Sydney Harbour Homeowners Association, Inc.:

1. Name of Subdivision: Sydney Harbour.
2. Name of Association: Sydney Harbour Homeowners Association, Inc.
3. Recording Data for the Subdivision and Declaration:
 - a) Sydney Harbour, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 545074 of the Map Records of Harris County, Texas.
 - b) Sydney Harbour, Section Two (2), a subdivision in Harris County, Texas, according to the maps or plats thereof recorded under Film Code Nos. 568216 and 670056 of the Map Records of Harris County, Texas.
 - c) Sydney Harbour, Section Three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 602234 of the Map Records of Harris County, Texas.
 - d) Sydney Harbour, Section Four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Film Code No. 602237 of the Map Records of Harris County, Texas.
 - e) Declaration of Covenants, Conditions and Restrictions, Sydney Harbour, Section One recorded under Harris County Clerk's File Number X258318 and filed on December 15, 2003, in Official Public Records of Real Property of Harris County, Texas.
 - f) Declaration of Covenants, Conditions and Restrictions, Sydney Harbour, Section Two recorded under Harris County Clerk's File Number Y371248 and filed on April 5, 2005, in Official Public Records of Real Property of Harris County, Texas.
 - g) Declaration of Covenants, Conditions and Restrictions, Sydney Harbour, Section Three recorded under Harris County Clerk's File Number

20060100837 and filed on October 5, 2006, in Official Public Records of Real Property of Harris County, Texas

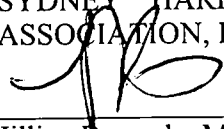
h) Declaration of Covenants, Conditions and Restrictions, Sydney Harbour, Section Four recorded under Harris County Clerk's File Number 20080168719 and filed on April 4, 2008, in Official Public Records of Real Property of Harris County, Texas

4. Name and Mailing Address of the Association is: Sydney Harbour Homeowners Association, Inc., C/O Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.
5. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.
6. Telephone Number to Contact the Association is: Sydney Harbour Homeowners Association, Inc. c/o Montage Community Services, LLC, 281-232-7659.
7. Email Address to Contact the Association: info@montagecs.com
8. The Association's website may be found at: sydneyharbour.frontsteps.com
9. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$250.00 or more, not to exceed the maximum allowable rate.
 - b. Updated Resale Certificate: \$75.00.
 - c. Transfer Fee: \$225.00.
 - d. Refinance Statement of Account \$100.00.

Executed on this the 20 day of October 2025.

SYDNEY HARBOUR HOMEOWNERS
ASSOCIATION, INC.

By:


Jillian Brumale, Managing Agent

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 28th day of October 2025 personally appeared Jillian Brumale, Managing Agent of SYDNEY HARBOUR HOMEOWNERS ASSOCIATION, INC. 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.

Cathina DeLeon



Notary Public in and for the State of Texas

E-RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, L.L.P

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2025-431719
Pages 4
10/31/2025 08:41 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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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