



MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: SUGAR LAKES, 400 OYSTER BAY, OYSTER BAY, BAYBRIDGE AT SUGAR LAKES
2. The name of the Association is SUGAR LAKES HOMEOWNERS ASSOCIATION, INC. a Texas Non-Profit Corporation.
3. The recording information for the Subdivision is:

400 Oyster Creek - Four Hundred Oyster Creek Drive
County Clerk's File No 1173032, Slide 00348, 03-05-1979 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Sugar Lakes, Section One
County Clerk's File No 1175453, Slide 00379, 11-06-1979 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Sugar Lakes, Section Two
County Clerk's File No 1175456, Slide 00400, 06-02-1980 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Oyster Bay
County Clerk's File No 1174330, Slide 00441, 05-07-1981 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Sugar Lakes, Section Four
County Clerk's File No 1175460, Slide 00553, 02-03-1983 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Sugar Lakes, Section Three
County Clerk's File No 1175459, Slide 00567, 04-05-1983 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Sugar Lakes, Section Five
County Clerk's File No 1175466, Slide 00568, 04-05-1983 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Baybridge at Sugar Lakes, Section One
County Clerk's File No 1172030, Slide 01336, 11-08-1994 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Commercial Reserves A&B, Sugar Lakes at US Highway 59
County Clerk's File No 1171616, Slide 1379A, 02-17-1995 of the Map Records
of Fort Bend County, Texas and all amendments thereto

Baybridge at Sugar Lakes, Section Two
County Clerk's File No 1171731, Slide 1412A, 08-14-1995 of the Map Records
of Fort Bend County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

Declaration for Sugar Lakes Section One
County Clerk's File No 79115603, 12-06-1979 of the Real Property Records
of Fort Bend County, Texas

Declaration for 400 Oyster Creek
County Clerk's File No 79115604, 12-06-1979 of the Real Property Records
of Fort Bend County, Texas

First Amended Declaration for Sugar Lakes Section One
County Clerk's File No 81056416, 05-04-1981 of the Real Property Records
of Fort Bend County, Texas

First Supplemental Declaration - Oyster Bay
County Clerk's File No 81088222, 12-10-1981 of the Real Property Records
of Fort Bend County, Texas

Second Supplemental Declaration - Sugar Lakes Section Two
County Clerk's File No 82014139, 04-15-1982 of the Real Property Records
of Fort Bend County, Texas

Third Supplemental Declaration - Sugar Lakes Section Four
County Clerk's File No 84007741, 02-16-1984 of the Real Property Records
of Fort Bend County, Texas

Declaration for Baybridge of Sugar Lakes
County Clerk's File No 9482024, 12-19-1994 of the Real Property Records
of Fort Bend County, Texas

First Amendment to Declaration for Baybridge at Sugar Lakes
County Clerk's File No 9530145, 05-31-1995 of the Real Property Records
of Fort Bend County, Texas

Second Amendment to Declaration for Baybridge at Sugar Lakes
County Clerk's File No 9549618, 08-23-1995 of the Real Property Records
of Fort Bend County, Texas

Declaration for Baybridge at Sugar Lakes, Section Two
County Clerk's File No 9611063, 02-21-1996 of the Real Property Records
of Fort Bend County, Texas

First Amendment to Third Supplemental Declaration, Section Four
County Clerk's File No 9623174, 04-16-1996 of the Real Property Records
of Fort Bend County, Texas

Declaration for Sugar Lakes, Section Three and Commercial Reserves
County Clerk's File No 9676316, 11-25-1996 of the Real Property Records
of Fort Bend County, Texas

5. The mailing address of the Association is:

SUGAR LAKES HOMEOWNERS ASSOCIATION, INC.
c/o Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative is:

Creative Management Company
8323 Southwest Freeway #330
Houston, TX 77074

Phone Number: 713-772-4420
Facsimile Number: 713-772-8655
Email Address: general@cmctx.com
Web Page: www.cmctx.com

7. The website address of the Association on which the Association's dedicatory instruments are available is:

- www.cmctx.com
- An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Costs due for the transfer of ownership:

\$375.00	Resale Certificate – can be ordered and paid for online
\$ 75.00	Resale Certificate Update within 90 days of Original Certificate
\$225.00	Transfer Fee when Resale Certificate is purchased
\$600.00	Transfer Fee when no Resale Certificate is purchased
\$200.00	Refinance Fee
\$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
\$100.00	Per Pay-Off Statement in excess of 1 per closing

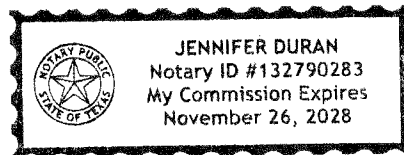
Dated this 22 day of August, 2025

SUGAR LAKES HOMEOWNERS ASSOCIATION, INC.
a Texas Non-Profit Corporation

By: [Signature]
Jamie Taylor, Manager for Creative Management Company
as Managing Agent for SUGAR LAKES HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 22 day of August, 2025 by
Jamie Taylor, Manager for Creative Management Company, managing agent of SUGAR LAKES
HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, of behalf of such corporation.



[Signature]
Notary Public in and for State of Texas

After recording return to:

Creative Management Company
8323 Southwest Freeway, Suite 330
Houston, TX 77074