

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Sterling Point Community Association, a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

<u>Document and Name of Subdivision</u>	<u>Recording Data for Document</u>	<u>Recording Data for Subdivision</u>
Declaration of Covenants, Conditions and Restrictions for Sterling Point	Harris County Clerk's File No. RP-2022-277392	Film Code No. 698741, Map Records, Harris County, Texas; and as stated in said Declaration
Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Sterling Point (Amendment)	Harris County Clerk's File No. RP-2023-458562	As stated in said Declaration and Amendment
Supplementary Declaration of Covenants, Conditions and Restrictions Fence Locations of Sterling Point Section One	Harris County Clerk's File No. RP-2022-29235	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section One	Harris County Clerk's File No. RP-2024-968	As stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section Two	Harris County Clerk's File No. RP-2022-310220	Film Code No. 699198, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section Three	Harris County Clerk's File No. RP-2022-310284	Film Code No. 699201, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section Four	Harris County Clerk's File No. RP-2022-554147	Film Code No. 700895, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section Five	Harris County Clerk's File No. RP-2022-554189	Film Code No. 700898, Map Records, Harris County, Texas; and as stated in said Declaration

Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section Six	Harris County Clerk's File No. RP-2022-554126	Film Code No. 700901, Map Records, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section Seven	Harris County Clerk's File No. RP-2023-391615	File No. RP-2023-302904, Official Records of Real Property, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section Eight	Harris County Clerk's File No. RP-2023-407969	File No. RP-2023-363832, Official Records of Real Property, Harris County, Texas; and as stated in said Declaration
Supplementary Declaration of Covenants, Conditions and Restrictions of Sterling Point Section Nine	Harris County Clerk's File No. RP-2023-391616	File No. RP-2023-211345, Official Records of Real Property, Harris County, Texas; and as stated in said Declaration
Certificate of Formation and Bylaws	Harris County Clerk's File No. RP-2022-428153	As stated in said Declarations
Restated and Amended Bylaws	Harris County Clerk's File No. RP-2024-23879	As stated in said Declarations
Community Policies Manual [Collection/Payment Plan Policy; Records Production/Copying Policy; Document Retention Policy; Solar Energy Devices Policy; Shingles Criteria Policy; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy]	Harris County Clerk's File No. RP-2022-320541	As stated in said Declarations

Updated Community Policies Manual [Collection/Payment Plan Policy; Records Production/Copying Policy; Document Retention Policy; Solar Energy Devices Policy; Shingles Criteria Policy; 209 (Violations) Hearing Policy; Flag Display Policy; Standby Electric Generator Policy; Rainwater Harvesting System Policy; Swimming Pool Enclosures Policy; Religious Display Policy; Security Measures Policy; Statutory Notice of Posting and Recordation of Association Governance Documents; Email Registration Policy; Meeting Media Policy; Advisory Committee Guidelines; Board Member Conduct Policy; Fining and Enforcement Policy]	Harris County Clerk's File No. RP-2023-395283	As stated in said Declarations
Guidelines - Builder for New Residential Construction and Residential Improvement Guidelines for Homeowners	Harris County Clerk's File No. RP-2022-477172	As stated in said Declarations

Name and Mailing Address for Association

Sterling Point Community Association
c/o ACMI
12603 Louetta Road, Suite 101
Cypress, Texas 77429

Name and Mailing Address of Person Managing the Association or its Designated Representative

ACMI
12603 Louetta Road, Suite 101
Cypress, Texas 77429

Telephone Number to contact the Association

(281) 251-2292

Email Address to contact the Association

info@acmimgmt.com

Association Website

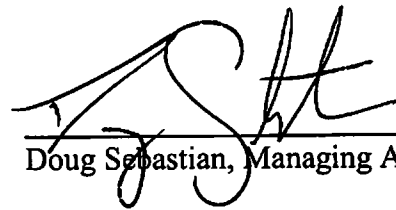
www.acmimgmt.com

Transfer of Title Fees

Transfer Fee:	\$250.00
Resale Certificate Fee:	\$275.00
Refinance Fee:	\$135.00
Quote Fee:	\$13.00 per quote requested
Capitalization Fee:	50% of annual assessment

Executed on this the 23rd day of July, 2024.

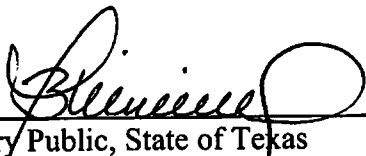
Sterling Point Community Association, a
Texas non-profit corporation, acting by and
through its managing agent, ACMI

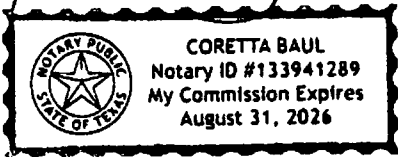


Doug Sebastian, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23rd day of July, 2024, by Doug Sebastian, Managing Agent with ACMI, the managing agent for Sterling Point Community Association, a Texas non-profit corporation, on behalf of said entity.



Notary Public, State of Texas


When recorded return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2024-266118

RP-2024-266118
Pages 6
07/24/2024 11:19 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

RP-2024-266118