



ATTWATER RESIDENTIAL ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF WALLER §

The undersigned, being the Managing Agent for Attwater Residential Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the "***Association***"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. **Name of Subdivision:** The name of the subdivision is Attwater.
2. **Name of Association:** The name of the Association is Attwater Residential Association, Inc.
3. **Recording Data for the Subdivision:**
 - a. Property described by metes and bounds on Exhibit A attached to the Declaration of Covenants, Conditions, and Restrictions for Attwater (Residential Property), recorded under Clerk's File No. 2405996 in the Official Public Records of Waller County, Texas (which Exhibit A is incorporated in this instrument by this reference).
4. **Recording Data for the Declaration:***
 - a. Declaration of Covenants, Conditions, and Restrictions for Attwater (Residential Property), Waller County Clerk's File No. 2405996.
5. **Name and Mailing Address of the Association:** The name and mailing address of the Association is Attwater Residential Association, Inc. c/o Sterling Association Services, Inc., 6842 North Sam Houston Parkway West, Houston, Texas 77064.
6. **Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is: Sterling Association Services, Inc.; **Address:** 6842 North Sam Houston Parkway West, Houston, Texas 77064; **Phone Number:** 832-678-4500; **Email Address:** houston@sterlingasi.com.
7. **Association Website:** The Association's Dedicatory Instruments are available to Members online at: <https://sterlingasi.com/>.
8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate	\$375.00

Transfer Fee	\$250.00
Refinance Fee	\$150.00
Capitalization Fee	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2024 is \$1,200.00. For future years, the Capitalization Fee must be verified with the Association.
Community Fee	0.5% of the "Gross Selling Price" of a Lot (as described in detail in the Declaration of Covenants, Conditions, and Restrictions for Attwater (Residential Property)). Some exceptions may apply.

Executed on this 28 day of August, 2024.

ATTWATER RESIDENTIAL ASSOCIATION, INC.

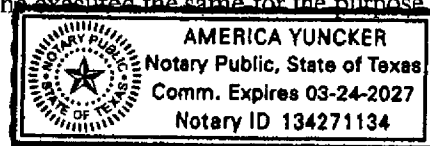
By: Sterling Association Services, Inc.,
Managing Agent

By: Roxanne Martinez
Printed: Roxanne Martinez
Its: Manager

*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 28 day of August, 2024 personally appeared Roxanne M., the Manager of Sterling Association Services, Inc., Managing Agent for Attwater Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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: 2410659

Filing and Recording Date: 08/29/2024 08:05:47 AM Pages: 3 Recording Fee: \$19.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller 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.

CSC, Deputy

Returned To:
ROBERTS MARKEL WEINBERG BUTLER HAILEY
2800 POST OAK BLVD FL 57
HOUSTON, TX 77056